



Madworthy



Halwill 3 Miles, Okehampton 10 Miles.

A large six bedroom detached residence with large gardens and range of outbuildings.

- Kitchen and Utility Room
- Four Reception Rooms
- Six Bedrooms
- Bathroom And Cloakroom
- Range Of Outbuildings
- Ample Parking
- Large Gardens
- Freehold
- EPC Band: D
- Council Tax Band: E

Guide Price £585,000



SITUATION

The property occupies a convenient location approximately 1 mile from the A3079 on a quiet country lane. The village of Halwill Junction is approximately 3 miles away, with a primary school and a range of local shops and inn. The town of Okehampton offers a wider range of shops, services and facilities, 3 supermarkets including a Waitrose, doctors surgery, dentist and train station. Okehampton has schooling from infant to A-Level standard, together with numerous sports and leisure facilities, including a modern leisure centre in the attractive setting of Simmons Park. From Okehampton there is easy access onto Dartmoor which provides some of the finest walking in the South West and direct access to A30 dual carriageway, providing a direct link west into Cornwall or east to the Cathedral and University City of Exeter. The town of Bude and North Cornish Coast is approximately 20 miles away, with access to the South West Coast path and some of the most stunning coastal scenery in the UK.

DESCRIPTION

The vendors believe the property was originally constructed in the 1805/06 of cob and stone construction and extended around the mid 1900's. Since the current vendors ownership (approximately 7 years), the property has been re roofed and updated and improved. The property offers generous family sized occupation, boasting four reception rooms and six bedrooms. The property is double glazed and oil fired centrally heated. Outside there is a large workshop, garaging and a garden store. The property boast ample parking and a large south facing rear garden. The house is set down a quiet country lane and would ideally suit those looking for a large family home in this attractive semi rural location.

ACCOMMODATION

Via open covered storm porch with part glazed timber door leading to ENTRANCE HALL: Radiator. Built in cloaks cupboard. Tiled flooring. Staircase to first floor. KITCHEN: Extensively fitted with range of shaker style wall and base cupboards with wood block worktop surfaces over and inset 'Belfast' sink. Space for American style fridge/freezer and pull out larder storage. 'Belling' range cooker with extractor hood over. Integrated dishwasher and microwave. Tiled floor. Double glazed window to front. Walk-in pantry with power, light and fitted shelving. DINING ROOM: Dual aspect with windows to front and side. Inset 'Woodwarm' wood burning stove. Radiator. SITTING ROOM: Window to front aspect. Feature stone fireplace with inset multi fuel stove. Radiators, doors to STUDY: Window to rear aspect, fitted cupboard. SNUG Radiator. Window to front aspect with window seat. Feature stone fireplace (not used). BOILER/BOOT ROOM: Window to rear. Door out to side garden. Oil fired Grant' boiler providing hot water and central heating. Hot water tank. UTILITY ROOM: Stable door to rear garden. Window to rear. Fitted worktop with inset sink and drainer and cupboards under. Space for tumble drier and washing machine. Tiled floor. Radiator. INNER LOBBY: Tiled floor. Velux roof light. Access to under stairs storage area. CLOAKROOM: Pedestal wash hand basin. WC. Window to rear. Tiled floor.

SPLIT LEVEL LANDING: Window to rear. Large built in airing cupboard with fitted shelving. Doors to BEDROOM 1: Dual aspect with windows to front and side. Radiator. BEDROOM 2 Window to front aspect. Radiator. Access to loft space. SHOWER ROOM: Pedestal wash hand basin. WC. Double shower cubicle with tiled walls. Double glazed window to front.

Illuminated wall mirror. Access to loft space. Heated towel rail. BEDROOM 3: Window to front. Radiator. REAR LANDING Walk in storage cupboard. Skylight, doors to BEDROOM 4: Window to front, radiator. BEDROOM 5: Window to rear. Skylight. Radiator. BEDROOM 6: Window to rear. Radiator.

OUTSIDE

To the front of the property there are double gates opening to a secondary parking area, suitable for 1 to 2 vehicles. There is a generous front garden predominantly laid to lawn with flower and shrub borders. A further driveway leads down the side of the house to a substantial concrete yard area, providing off road parking for numerous vehicles. WORKSHOP A good space with door to front and light and power connected.: COVERED OPEN FRONTED STORE; Housing the oil storage tank. OPEN FRONTED GARAGES: With connecting internal door. Arch to GARDEN STORE: With double glazed window to side. GARDEN: Steps from the drive, lead up to a spacious lawned garden with established plants trees and shrubs. There is a large paved sun terrace/patio area and adjacent is a fenced vegetable garden with raised beds. The property and gardens predominantly have a southerly aspect and enjoy a good degree of sunshine during the best of the summer months.

SERVICES

Mains electricity and water. Oil fired central heating. Septic tank drainage. (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection. Broadband Coverage: Standard up to 17 Mbps (Ofcom). Mobile Coverage: EE and Three likely indoors. All providers likely outdoors (Ofcom).

DIRECTIONS

what3words crimson.lies.lifeboats
For SAT NAV purposes, the postcode is EX21 5AD.





Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(32 plus) A</p> <p>(31-31) B</p> <p>(29-30) C</p> <p>(25-28) D</p> <p>(23-24) E</p> <p>(21-22) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>57</p>	<p>80</p>
England & Wales		EU Directive	

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