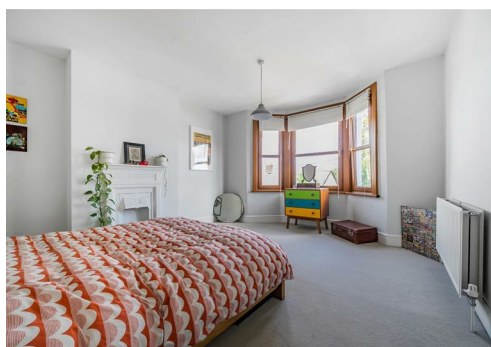




London House



Hatherleigh 4 Miles, Okehampton 11 Miles,
Exeter 34 Miles.

A delightful 1904/5 built Victorian family home with a separate one bedroom detached coach house/annexe.

- Kitchen/Dining Room
- Sitting And Family Room
- Four Bedrooms
- Bathroom And En Suite
- Detached One Bed Annexe
- Gardens And Parking
- No Ongoing Chain
- Freehold
- Council Tax Band D
- EPC Band E

Guide Price £495,000

SITUATION

The property is located in the popular rural village of Highampton. Highampton itself offers a local Public House, a primary school and village hall with outreach Post Office. There is a small country store for everyday essentials, in the nearby village of Sheepwash. The nearest town is Hatherleigh where there is a small supermarket, post office, doctor's surgery and veterinary practice as well as a petrol station and car repair business. A more comprehensive range of services, amenities and schooling can be found in Okehampton (11 miles away). From Okehampton there is direct access to the Dartmoor National Park, with hundreds of square miles of superb unspoilt scenery. There is also access to the Train station and A30, providing a direct link to the city of Exeter or west into Cornwall. The area surrounding Highampton offers delightful unspoilt countryside and is well known for its opportunities for leisure pursuits. The Tarka Trail, offering miles of superb cycling, riding and walking, runs closeby, and there is fishing on the Torridge and good access to the north coasts of Devon and Cornwall with attractive beaches and delightful coastal scenery.

DESCRIPTION

A delightful 1904/5 built Victorian family home with a separate one bedroom detached coach house/annexe. The spacious and versatile accommodation briefly comprises of, a glazed entrance porch with Victorian style tiled flooring; a spacious wide entrance hall with turning staircase leads to the first floor. There is a particularly spacious family style kitchen/dining room with a well equipped kitchen with integrated appliances and a range style cooker. To the rear of the kitchen/dining room is a rear porch with double doors to the rear garden and further door to the boiler room and utility/cloakroom. Completing the ground floor, there is a spacious family room and separate sitting room with bay window to front. On the first floor, a spacious landing opens to four bedrooms, with the main bedroom having an en suite shower room. There is also a further family bath/shower room.

The detached Coach House annexe comprises of a living room with adjoining kitchenette, a shower room and ground floor bedroom. Being ideal for additional family accommodation or Airbnb, providing a income. The front of the property is accessed via attractive double wrought iron gates leading into a spacious driveway providing off-road parking for numerous vehicles. To the rear is an attractive south facing level enclosed garden, predominantly laid to lawn and patio. The main residence benefits from full double glazing, oil-fired central heating and is offered with NO ONWARD CHAIN.

ACCOMMODATION

Double glazed door to ENTRANCE PORCH: Windows to front; Victorian style mosaic tiled flooring; original solid wood front doorway into: HALLWAY A spacious wide hallway with period coved ceiling; turning staircase to first floor; timber panelled doors to all rooms. KITCHEN/DINING ROOM: An impressive dual aspect family style room with large bay window to front and two windows to side; solid oak flooring; Victorian cast iron fireplace with slate hearth and exposed brickwork, picture and dado rail. KITCHEN AREA: Extensive range of wall and base cupboards with granite effect work surfaces. Inset one and a half bowl sink and drainer unit with mixer tap. "Cuisine Master" range cooker with gas hob, glass splashback and stainless steel extractor over. Space and plumbing for dishwasher and space for fridge/freezer; open archway through to: REAR PORCH: With double doors to

garden and tiled flooring. Door to: BOILER ROOM: Velux window to rear; floor mounted Grant oil-fired boiler; central heating and hot water controls; original old water pump. Door to: UTILITY ROOM/WC: Window to side; low level WC; pedestal wash hand basin; plumbing and space for washing machine and tumble drier. FAMILY ROOM: A spacious dual aspect room with window to rear and large bay window to side; telephone point; understairs storage cupboard with light. SITTING ROOM: Large bay window to front aspect; feature Victorian cast iron fireplace with tiled surround and mantle. Period coved ceiling, ceiling rose and picture rail. FIRST FLOOR LANDING Window to rear aspect on half landing with views to Dartmoor; hatch to loft space. Airing cupboard with hot water cylinder. Doors to: BEDROOM 1: Large bay window to front aspect; feature cast iron fireplace. Door to: EN SUITE: Obscure glazed window to front; WC; pedestal wash basin with fitted mirror and light above; fully enclosed shower cubicle with mains power shower fitted; shaver socket; heated towel rail; tiled flooring. BEDROOM TWO: Large window to front; fitted wardrobes with hanging space and shelving; recess for television with aerial point. BEDROOM THREE: Window to rear, double fitted wardrobe with hanging space and shelving. BEDROOM FOUR: Window to side aspect BATHROOM: Comprising WC; pedestal wash basin with fitted mirror and light over; roll top bath with claw feet, central mixer tap and shower attachment; large shower cubicle with Victorian style shower head; shaver socket; heated ladder towel rail; tiled flooring. Obscure glazed window to side.

DETACHED COACH HOUSE

From the driveway, a timber stable door gives access to the: SITTING ROOM: Door to rear aspect; dual aspect windows, Tv point, hatch to loft space, housing the electric boiler and hot water tank, supplying central heating and hot water for the annexe. Cottage-style latch doors to: KITCHENETTE: Window to front aspect; modern base cupboards with work surface over and inset sink and drainer. space for electric cooker. BEDROOM: Window to rear aspect. SHOWER ROOM: comprising WC; pedestal wash basin; glazed shower cubicle with mains shower fitted; heated towel rail; tiled flooring.

OUTSIDE

Immediately to the front of the property, is a spacious driveway providing off-road parking for numerous vehicles which is accessed via two wrought-iron gates from the road and enclosed by brick walling and decorative wrought-iron railings. Further parking adjoins the side of the property leading to the detached coach house. A gravelled area and pathway leads around to the rear garden. A generous south facing garden, being predominantly laid to lawn with established flower beds, shrubs and borders. Adjoining the rear is a paved seating area with pathway leading to a 'lovely Victorian Style' GREENHOUSE. Adjacent is a useful DETACHED WORKSHOP: Of timber construction with double doors to front.

SERVICES

Mains electricity, water and water treatment plant drainage (shared with next door). Oil fired central heating.

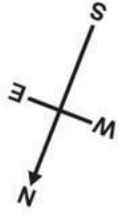
DIRECTIONS

what3words dynamic.rivals.instant. The postcode for Sat Nav purposes is EX21 5LR.

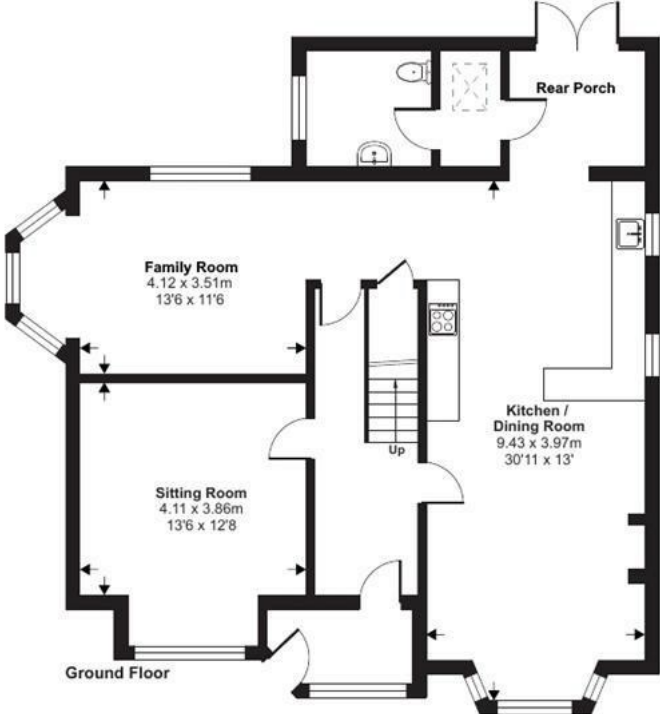
AGENTS NOTE

For reference the neighbouring property (to the left) has outline permission granted for demolition of the existing house (due to fire damage), for up to two dwellings.

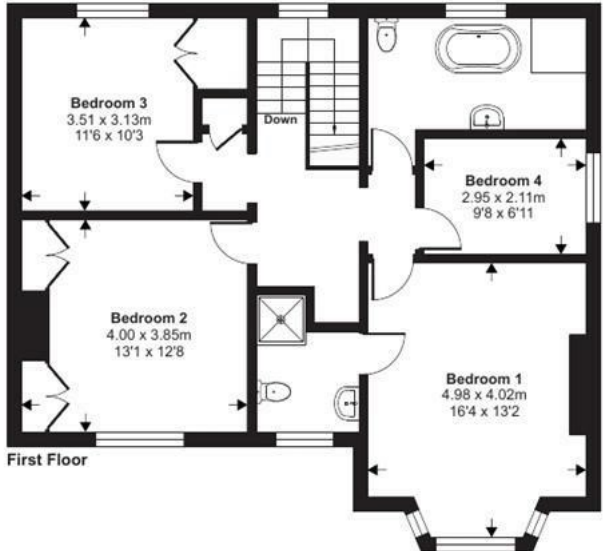




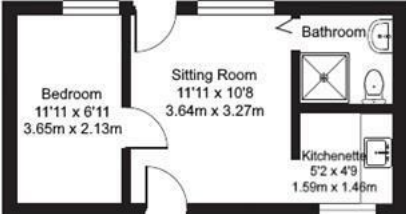
Approximate Area = 2043 sq ft / 189.8 sq m
For identification only - Not to scale




Ground Floor



First Floor



The Annexe



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1174164

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(85-95) B		77
(81-84) C	(69-78) D	50	
(69-80) E	(55-68) F		
(45-68) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

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