

D. R. Kivell
COUNTRY PROPERTY

Fernridge Park
Lewdown, Devon





Fernridge Park

Lewdown, Okehampton, Devon, EX20 4BS

Launceston 9 miles · Plymouth 26 miles · Exeter 33 miles

 4 Bedrooms  2 Reception Rooms

 EPC C80  13 Acres

Spacious and well presented 4 bedroom house in an easily accessible rural village location. Lawned and landscaped gardens, 13 acres of paddocks, stables and general purpose buildings. Superb far reaching views. No onward chain.

Fernridge Park is well located on the edge of the popular village of Lewdown which offers a shop / post office, public house and primary school. Approximately 3 miles to the south east at Broadwoodwidge is the A30 which leads onto the M5 at Exeter. Lifton is 4 miles to the west and offers two public houses, hotel, shop with a post office, a primary school and Strawberry Fields farm shop. Exeter is just over 30 miles where the A30 joins the M5 and there is a high speed rail connection to London Paddington.

Fernridge Park is a most appealing, well-proportioned 4 bedroom, 2 reception room individually designed house with 13 acres of quality land in a popular rural, edge of village location, in an easily accessible, enviable position with far reaching panoramic views.

The house is well presented and offers comfortable and spacious family living. The spacious accommodation benefits from oil fired central heating, double glazed windows and doors.

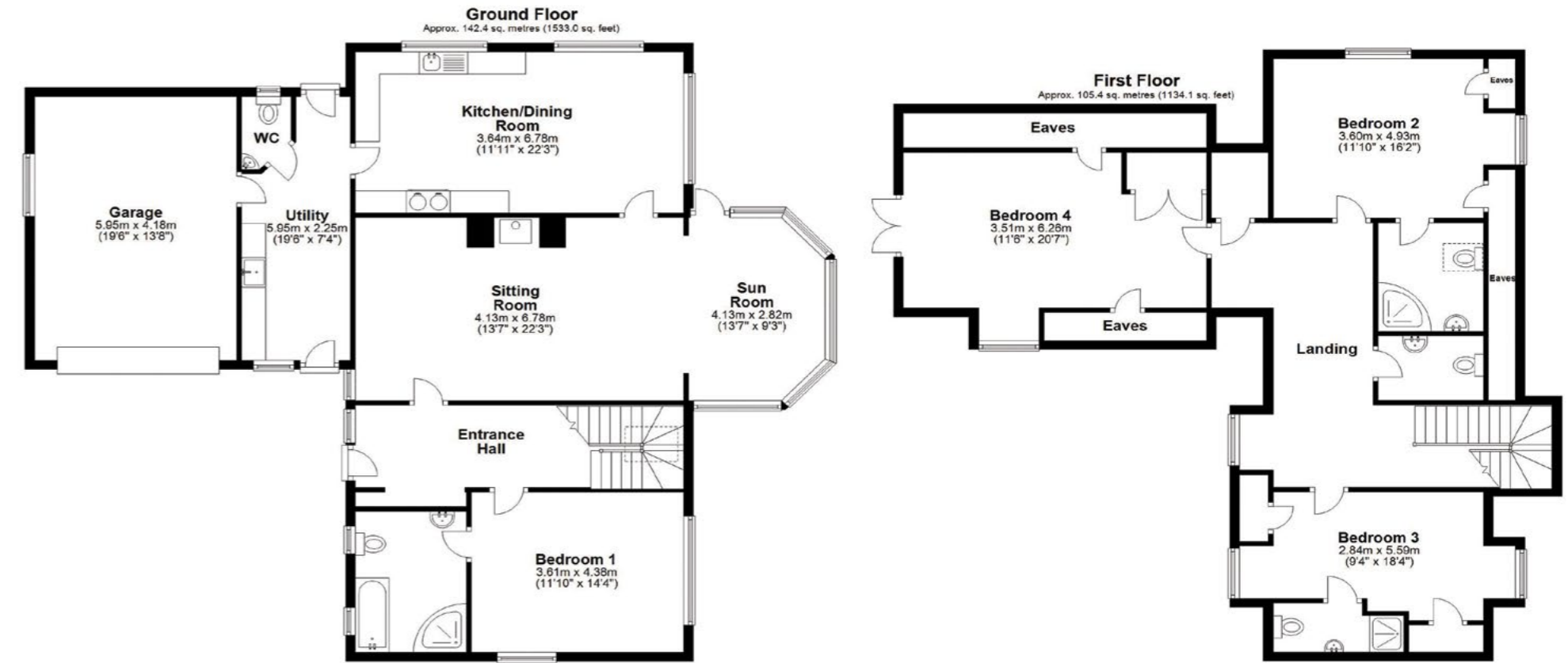
The accommodation briefly comprises: Solid hardwood door opens to; Entrance Hall; Solid wood flooring, alcove, staircase to the first floor with understairs storage. Sitting room; Wood flooring, inglenook style fireplace with oak lintel, slate hearth and oil fired wood burner effect stove, window to the front and opening to; Sun room; dwarf walls, uPVC double glazed windows and door to the garden, far reaching panoramic views. Kitchen / Dining Room; a dual aspect room enjoying panoramic views across the garden. Oil fired Aga with extractor hood, integrated electric double oven with four ring cooker. Fitted wall and base units under black granite effect worksurfaces, stainless steel sink. Utility / Boot Room; tiled floor, fitted larder and base units, Butler's sink, space and plumbing for washing machine. Wood door to the front and uPVC double glazed door to the rear and a connecting door to the garage. Cloakroom; Tiled floor, w/c and wash handbasin. Bedroom 1; a dual aspect room with far reaching panoramic views. En suite Bathroom; Shower, bath, w/c, wash hand basin, tiled floor, heated towel rail. On the First Floor: Large landing; window to the front and Velux to the rear enjoying far reaching views, airing cupboard. Bedroom 3; a dual aspect room with windows to the front and rear, built in wardrobe and eaves storage cupboard. En suite shower room; Wash hand basin, w/c and shower, tiled floor and heated towel rail. Bedroom 2; a dual aspect room, enjoying panoramic views. En suite; Corner shower, w/c, wash hand basin, tiled floor, heated towel rail and Velux with far reaching views. Bedroom 4; a dual aspect room with French doors and Juliette balcony to the side, fitted wardrobe and eaves storage cupboards. Cloak Room; wash hand basin, w/c, tiled floor and Velux window with panoramic views.

Garage: 5.95m x 4.19m (19'6" x 13'8")

Worcester Danesmoor 20/25 oil fired boiler

Electrically operated door to the front, window to the side.





Total area: approx. 247.8 sq. metres (2667.0 sq. feet)

Produced by Energy Performance Services for identification purposes only.
Plan produced using PlanUp.

Fernridge Park

Outside

From the parish road a gated entrance opens onto a gravelled drive, accessing the land and the tarmac parking area and garage. A gated path to the side of the house with a shrub bed border and a fishpond with water feature, continues to the lawned rear garden with flowerbed borders which are stocked with a variety of flowering shrubs and trees.

Aluminium framed greenhouse: 4.40m x 2.55m (14'5" x 8'4")

Buildings

The buildings are conveniently located close to the house and arranged around a concrete yard.

Garden Store: 1.70m x 1.54m (5'6" x 5'0")

Stable Block: 10.65m x 4.40m (34'11" x 14'5")

Divided into:

Loose Box 1: 3.50m x 3.50m (11'5" x 11'5")

Loose Box 2: 3.50m x 3.50m (11'5" x 11'5")

Both with a roof overhang to the front.

Tack Room / Feedstore: 4.36m x 3.27m (14'3" x 10'8")

With window to the front and rear.

Livestock Building / General Purpose Store:

13.50m x 12m (44'3" x 39'4")

Concrete floor with vehicle and pedestrian access doors to the front.

The Land

The land extends to approximately 13 acres enclosed within traditional Devon bank hedging and divided into 7 paddocks by post and wire fencing and have mains water troughs. There is a small orchard area with apple and plum trees.





Services

- Water** Mains
- Drainage** Mains
- Electricity** Mains
- Heating** Oil Fired central heating
- Broadband** Open Reach Connection www.checker.ofcom.org.uk
- Telephone** Open Reach Connection www.checker.ofcom.org.uk

- Mobile Signal** checker.ofcom.org.uk
- Council Tax Band** E
- EPC** C81
- Renewable Energy** Photovoltaic panels on the general purpose building roof.
Solar Water heating panels on the roof of the house
- Public Footpath** A public footpath crosses the property

Local Authority

West Devon Borough Council, Kilworthy Park, Tavistock, PL19 0BZ. 01822 813600.

Tenure

The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements

Accompanied viewings are strictly by appointment with D. R. Kivell Country Property 01822 810810.

What3words Location Finder

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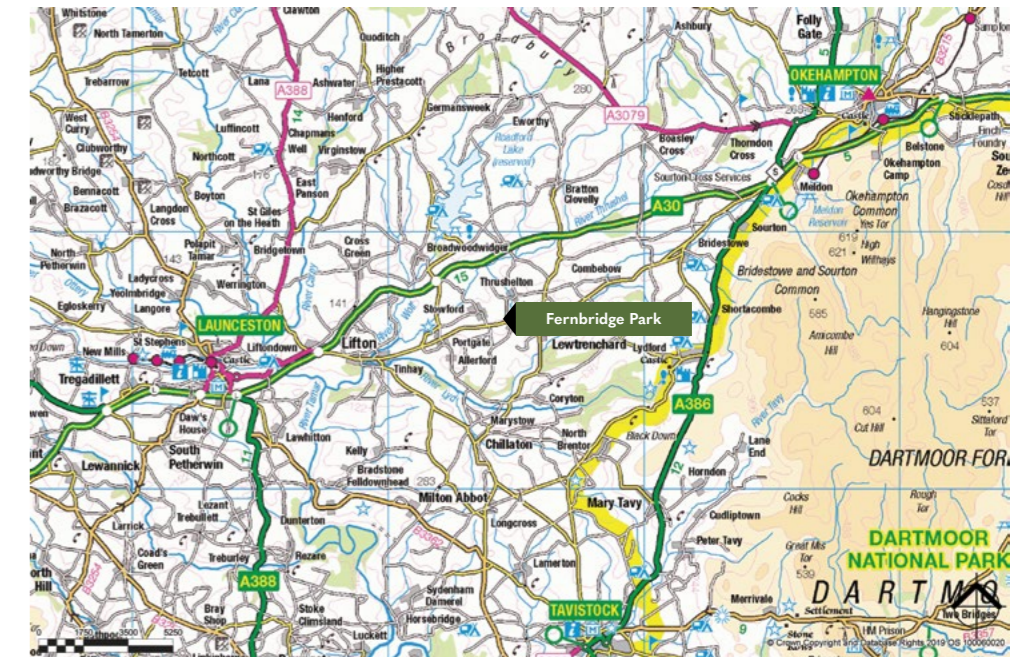
Directions

From the A30 at Sourton Cross take the exit and take the old A30 signed to Bridestowe. Proceed for approximately 7 miles on entering Lewdown village and passing the war memorial, the property will be found after a short distance on the right. From Lifton proceed through the village, proceed along Station Road signposted to Lewdown. Continue for approximately 4 miles and on entering the village of Lewdown the property will be found on the left hand side.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 81 B | 83 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.



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