



D. R. Kivell
COUNTRY PROPERTY

Eastacombe
Inwardleigh, Devon



Eastacombe, Inwardleigh, Okehampton, Devon. EX20 3AU

Okehampton 5.5 miles · **Tavistock** 18 miles · **Launceston** 22 miles · **Exeter** 33 miles

 3 Bedrooms  3 Reception Rooms  EPC LSTD  4.66 Acres

A delightful period country property, full of character and charm, in a quiet rural location. Most appealing, extremely well presented 3 bedroom, 3 reception room, thatched country house. Storage buildings, stables, 4.66 acres of paddocks, amenity woodland and formal / vegetable gardens.

Okehampton is 5.5 miles to the southeast offering a wide range of shopping facilities including Waitrose supermarket, leisure centre, cinema, primary and secondary schools, golf course, a train station with a regular service to Exeter and access to the A30 dual carriage way. Eastacombe is very well located for the equestrian enthusiast, The Grange Equestrian Centre is 3 miles to the south, Southcott Cross Country Course is 11 miles to the southwest and Rathkenny Stud and Equestrian Centre at Bondleigh is 11 miles to the northeast. Exeter is 33 miles east providing easy access to the M5, international airport and mainline railway with connections to London and extensive shopping and leisure facilities.

Eastacombe house is a most appealing and characterful thatched 3 bedroom Grade II listed house which dates back to 1842. The charming and most appealing accommodation has many of its original features including, Oak lintels over the windows and doors, beamed ceilings, slate flagstone floors in the reception rooms and inglenook open fireplaces. In recent years the property has been updated with oak windows and doors, oak window sills, tiled floors in the utility and kitchen. A particular feature of the house is the triple aspect Oak Conservatory with full length bifold doors opening on the patio and garden. The accommodation benefits from double glazed windows and oil fired central heating, underfloor heating on the ground floor, on the first floor wooden floors and radiators. The accommodation briefly comprises; Front entrance hall, Kitchen / Breakfast Room, bespoke solid Oak kitchen units, granite worksurfaces and ceramic sink, inset faux inglenook housing the solid fuel Rayburn with a back boiler. Conservatory; Solid Oak triple aspect, full length bi-fold doors open to the patio and garden. Dining Room; a dual aspect room, inglenook fireplace, wood burner and bread oven, beam ceiling. Sitting Room; a dual aspect room with windows to the front and window and French doors to the rear, inglenook fireplace, multi fuel burning stove. On the First Floor; Large Landing, windows to the rear. Bedroom 2; Dual aspect with windows to front and rear, inset

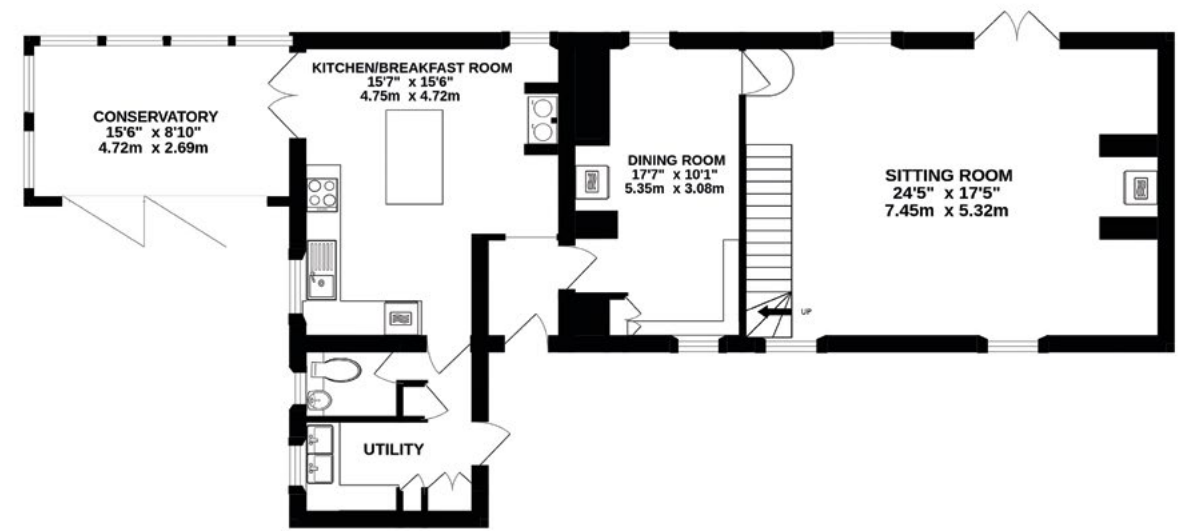
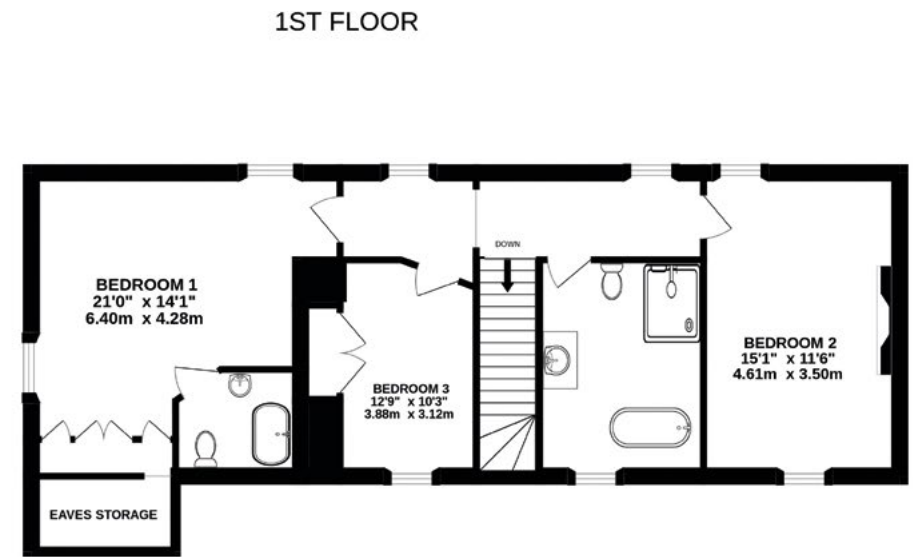
low level fireplace (dis-used), vaulted ceiling with exposed 'A' frames. Family Bathroom; Freestanding double ended bath, vanity unit, round bowl sink, w/c, large shower enclosure with rain head shower, window to the front and stained glass window to the landing giving borrowed light. Bedroom 3; Window to the front, built in airing cupboard. Master Bedroom; Vaulted ceiling with exposed 'A' frame beams, dual aspect with windows to the rear and side, fitted wardrobes and eaves storage area. En suite Bathroom; Freestanding slipper bath, round wash basin and w/c.

Outside

The property is accessed over a shared entrance lane, Eastacombe is found at the end of the lane and a gated entrance opens to a gravelled parking area at the front of the house, car port and barn. The gardens are arranged adjoining the parking area at the front, side and rear of the house. At the front is an enclosed lawn garden interspersed with a variety of flowering shrubs, trees and flowerbeds and well with stone surround top. The lawn leads around to the side of the house with steps onto the gravel patio at the side of the conservatory, which is ideal for alfresco dining and entertaining. A gravel path leads to the rear, cottage garden which gives a massive show and sea of colour during the spring and summer with 18 varieties of rose and over 30 clematis. A paved patio where the French Doors open from the sitting room, bordered by a small orchard of fruit trees. The path continues through an arch opening, Beech hedge with secluded seating area and

Summer House: 2.45m x 1.22m (8'0" x 4'0"). A lawned area surrounds raised vegetable beds providing self sufficiency and fruit cages with strawberries, raspberries, blackcurrants, redcurrants, tayberries and blueberries and a Polytunnel: 5.15m x 3.50m (16'10" x 11'5") Below the polytunnel is an apple tree orchard and poultry enclosure with a wooden Shepards hut style chicken house. Steps lead to; the valley garden planted with a variety of specimen shrubs and trees leading to, stream running through the valley and a small area of amenity woodland on the opposite bank.





Buildings

Car Port: 5.41m x 4.70m (17' 9 x 15'5)
Adjoining workshop and store: 7.01m x 4.85m (23' x 15'11)
Potential for conversion subject to the necessary consents
Mower Store: 2.49m x 2.40m (8'2" x 7'10")
Potting Shed: 2.45m x 1.71m (8'0" x 5'7")
Stable Block comprising:
Loose Box: 3.43m x 3.40m (11'3" x 11'1")
Feed/ Tack Room: 3.40m x 1.64m (11'1" x 5'4")
Power and light connected
Log Store: 7.40m x 2.10m (24'3 x 6'10)
Storage / Kennel Building which comprises:
Store Room: 1.89m x 1.56m (6'2" x 5'1")
Kennel Area: 1.88m x 1.31m (6'2" x 5'1") opening to:
Covered Run Area: 2.89m x 1.89m (9'5" x 6'2")
Power and light connected



The Land

The level paddocks extend to approximately 2.43 acres enclosed within treelined hedging and horse netting. In the far paddock is a **Field Shelter**: 3.53m x 3.63m (11'6" x 11'10").

On the far, southern boundary the paddocks are complemented by 1 acre of amenity woodland of mature native hardwood trees. Along the western boundary is a 0.5 acre strip of woodland and a stream.

Services

Water	Mains & Private Well
Drainage	Sewage Treatment Plant (2022)
Electricity	Mains
Heating	External Oil Fired Central Heating boiler, Multi Fuel Burning Stoves, Solid Fuel Rayburn
Broadband	Airband connection - checker.ofcom.org.uk
Telephone	Openreach connection - checker.ofcom.org.uk
Mobile Availability	checker.ofcom.org.uk
Council Tax	Band C
EPC	LSTD
Construction	Stone with a Thatched Roof
Access	Via a right of way over the lane from the parish road

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

All viewings are to be accompanied and are strictly by appointment only with D. R. Kivell Country Property 01822 810810.

What3words Location Finder

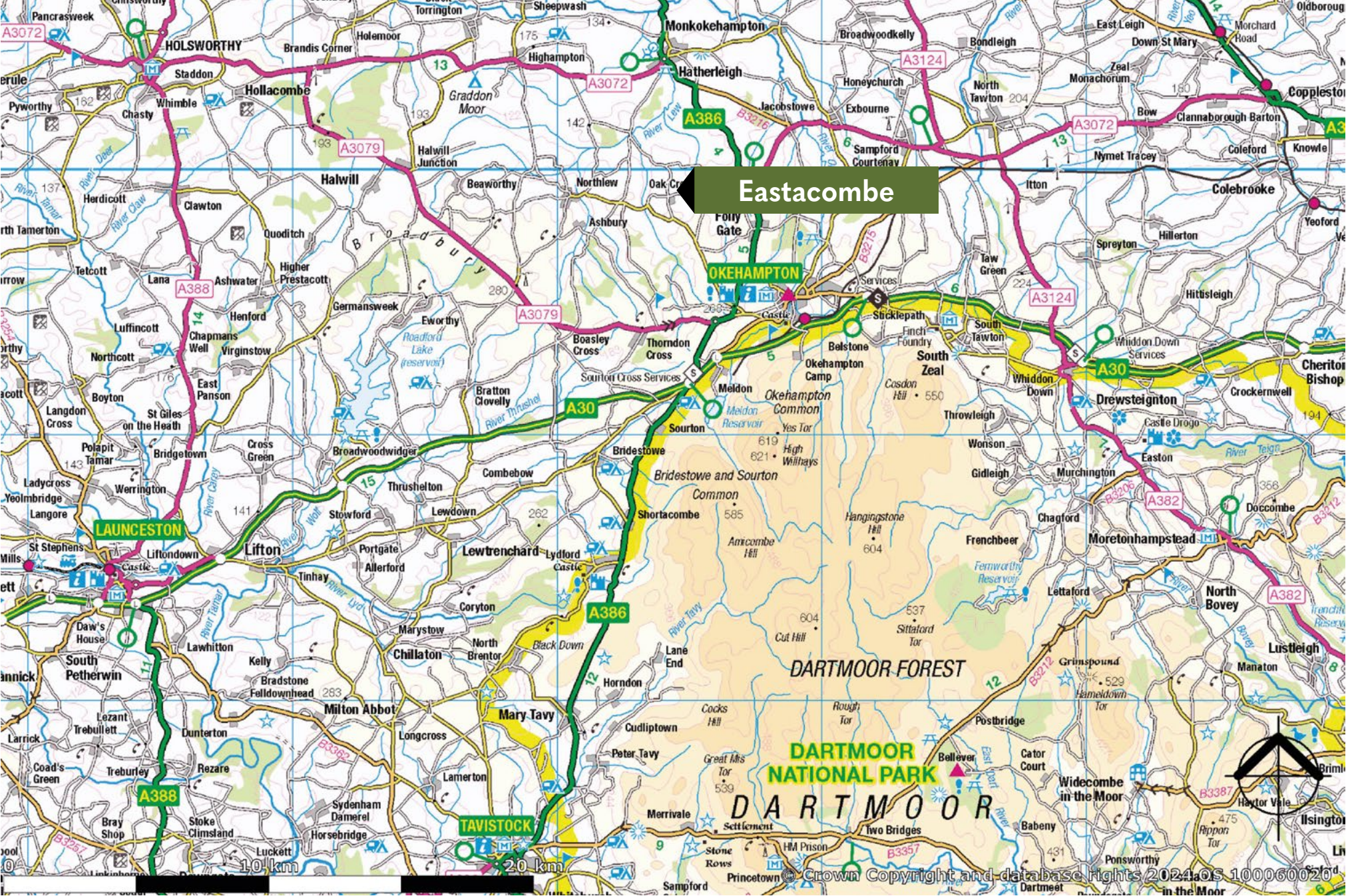
hunches.sonic.paraded

Directions

From the A30 at Sourton Cross take the exit on to the A386 towards Hatherleigh / Bideford, continue to the roundabout, take the 2nd exit towards Hatherleigh, proceed for 0.6 mile then turn left on to Northlew Road. Continue on this road for approximately 2.7 miles then turn right, proceed for approximately 1 mile, turn right on to the entrance lane. Continue to the end of lane, where Eastacombe is in front of you.

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.





DRK

Tel 01822 810810

Email sales@drkivell.co.uk **Web** drkivell.co.uk

South Brentor, Tavistock, Devon PL19 0NW
121 Park Lane, Mayfair, London W1K 7AG

