



THE OLD SMITHY 6 Bedroom Detached House w/ Double Garage  
£750,000 OKEHAMPTON

MILLER TOWN & COUNTRY  
Part of Smart Property Group

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## OLD SMITHY

- >> Sympathetically Renovated & Modernised
- >> Stunning 5 Bedroom Period Property
- >> 1 Bedroom Studio/Annexe
- >> Set in 0.41 of an Acre
- >> Double Garage & Parking
- >> Beautiful Landscaped Gardens
- >> Ev Charging Point

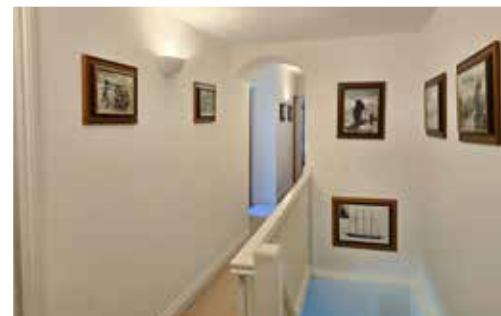
### The Property

This former cottage and blacksmiths originally believed to date back to around 1850, has been integrated to provide a delightful and surprisingly spacious five bedroom detached house with a block built annexe with timber cladding and generous loft space. lodge providing additional ancillary accommodation. Set in extensive and beautifully landscaped gardens in a small rural hamlet on the fringe of Dartmoor National Park. The property offers a tranquil setting and the inside exudes calm and relaxation with a simple but stylish finish and many original features such as inglenook fireplace, inset woodburning stoves and exposed beams although the relatively high ceilings mean there is a sense of space and the main accommodation and majority of bedrooms all enjoy a southerly aspect adding a bright and welcoming feel.



## Accommodation

One enters a traditional front porch which leads into a large dining/family room with wood burning stove set into an inglenook fireplace with bread oven and exposed beams, from here the main stair case leads to the first floor. There is a further large living room again with inset woodburning stove and beams, being dual aspect and double french doors lead into a conservatory with double doors at either end. There is a generous and well equipped modern kitchen/breakfast room with old school pantry and the kitchen is a handy utility/boot room, ideal for wet coats and muddy boots and dogs. A secondary stair case leads up to a mezzanine level where a further side porch leads out to the driveway and parking area and the stairs continue up to a large, dual aspect fifth bedroom. There is a shower room and WC off the utility room. On the first floor are three double bedrooms and a single bedroom along with a modern bathroom and separate WC. The detached timber cabin is ideal as a home office space, or games room but equally could provide ancillary accommodation or a possible Air BnB opportunity as it comes with a large living space, kitchenette and shower room/WC and has broadband connected.





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OLD SMITHY





## Outside

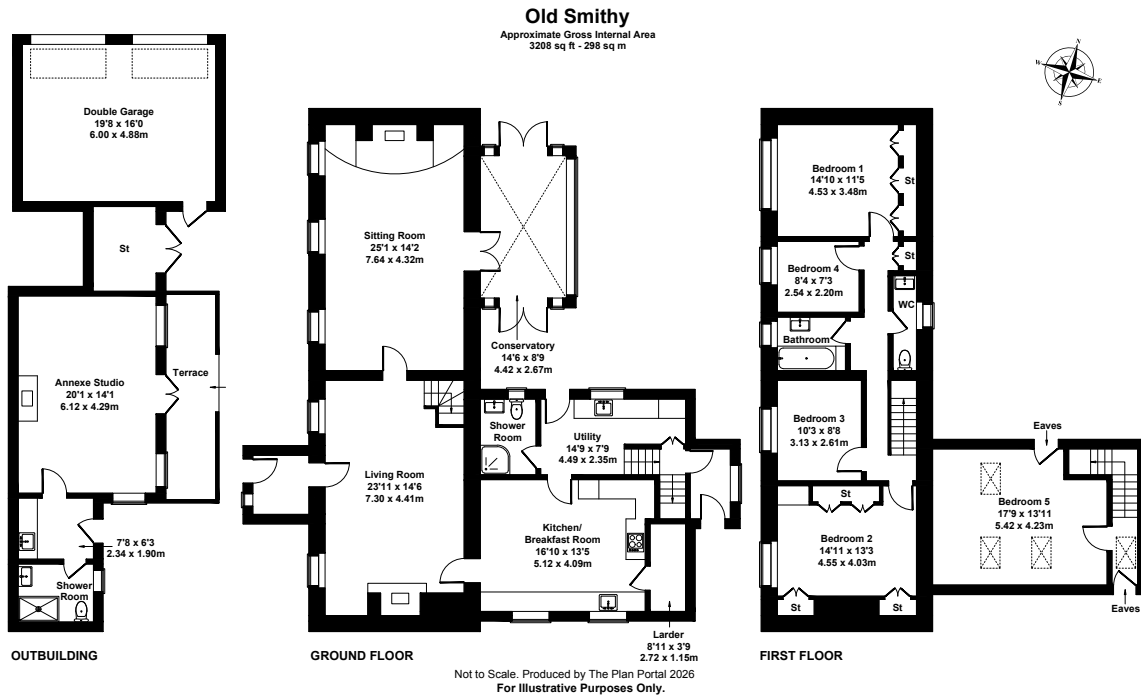
Set in beautifully landscaped and tended gardens of 0.41 acres there are large expanses of lawn, established flower and shrub beds, a small orchard and productive fruit and vegetable gardens. There is a summerhouse, large timber greenhouse and two storey timber play house with slide. The property and front gardens have a westerly aspect with the rear and the side gardens having a North/South orientation, ensuring the garden has a good degree of sunshine during the Spring and Summer months. To the rear of the property is a parking area for up to six cars and a detached double garage, with electric doors and power and light connected, along with EV charging point.

## Location

The property is situated in a charming and popular rural hamlet, on the fringe of Dartmoor National Park and a short drive from the villages of Sticklepath and South Zeal which offer. The nearby town of Okehampton offers a wide range of local amenities including three supermarkets an array of retail outlets as well as easy access to the A30 corridor and Rail link to the nearby city of Exeter. Dartmoor is famed for its truly wonderful countryside and is popular with walkers and those who enjoy out riding on horse back. Taw Green is surrounded by attractive open countryside and farmland and is a wonderfully tranquil setting where one can relax well away from the hustle and bustle of everyday life and offers a genuine lifestyle opportunity.







## KEY INFORMATION

-  5 Beds + 1 Bed Annexe
-  3 Bathrooms
-  2 Reception Rooms
-  Double Garage
-  Not Listed
-  Heating: Oil
-  Utilities: Mains electric and water. Private drainage
-  Restrictions: None known
-  Easements, Wayleaves: None known
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: None known
-  Building Safety Concerns: None known
-  Mining Area: No
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: D (59)
-  Council Tax Band: F
-  Tenure: Freehold
-  Broadband: ADSL  
\*Per Ofcom
-  Variable to good  
\*Per Ofcom
-  Not suitable for wheelchair users

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Viewings: Strictly through the  
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