



**BEEHCROFT**  
O.I.R.O £500,000

Detached Bungalow with Approx 6.6 Acres of Land and Views  
**BROADBURY**

**MILLER** TOWN & COUNTRY  
exp UK



- » Versatile Detached Bungalow
- » Approximately 6.6 Acres of Grounds
- » Four Paddocks
- » Open Country Views
- » Requiring Refurbishment and Modernisation
- » Convenient Rural Location
- » Access to the A30, Okehampton and North Coast

## The Property

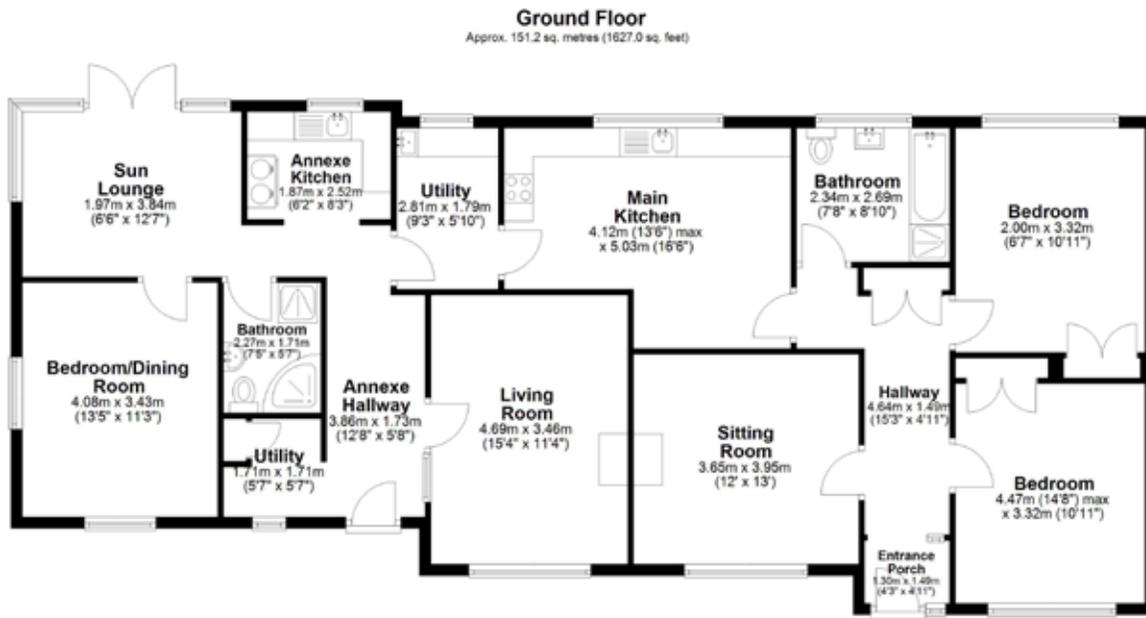
This versatile bungalow offers flexible accommodation, currently arranged to provide three to four bedrooms, or alternatively configured as a two-bedroom bungalow with a one-bedroom annex. Situated in a convenient yet rural location, the property requires a degree of refurbishment and modernisation. However, it is comfortable and entirely habitable in its current condition, allowing improvements to be undertaken gradually. Upon entering through the front door, there is a spacious reception hall with a large double cupboard, the sitting room is to the left, 2 double bedrooms to the right and there is a generous bathroom, which includes a bath and a separate shower.

## Outside

A large driveway provides parking for several vehicles and leads to modern steel-framed outbuilding with open sides. Formal gardens wrap around all four sides of the property, offering, level lawns, established trees and shrubs, a greenhouse, and a useful garden shed. To the left-hand side is a former vegetable garden and small orchard. To the right-hand side is a pleasant holding paddock. Beyond the rear of the property are three further generous paddocks, providing predominantly level pasture. The steel-framed building measures approximately 23'8" x 32'6".



For Identification Purposes Only



Total area: approx. 151.2 sq. metres (1627.0 sq. feet)

## Location

The property is situated in a country lane with easy access to Boasley Cross Primary School and the village of Bratton Clovelly, Halwill Junction and the towns of Holsworthy and Okehampton (the latter being approx 6.3 miles away) offering a wide range of local amenities, including 3 supermarkets and a rail link to Exeter. The north coastal town of Bude is some 23 miles distance and the A30 is only a 10 minute drive away.

**Agents Note:** The main part of the bungalow was heated via the Range in the kitchen. This is currently not working.

## KEY INFORMATION

-  3/4 Bedrooms
-  3 Bathrooms
-  1 Reception Room
-  Private parking
-  Not Listed
-  Heating: Oil fired central heating - See agents note
-  Utilities: Mains electric and water. Private drainage (Not tested-there is a likelihood this is not compliant and will need to be inspected by the buyer)
-  Restrictions: None known
-  Easements, Wayleaves: Water supply for 2 neighbours & SW water mains cuts through one of the paddocks.
-  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: E (48)
-  Council Tax Band: D
-  Tenure: Freehold
-  Broadband: ADSL \*Per Ofcom
-  Mobile Signal: Variable to good. \*Per Ofcom
-  Accessibility

Miller Town & Country powered by eXp

01837 54080 | okehampton@millertc.co.uk

www.millertc.co.uk

2 Jacob's Pool House, 11 West Street,  
Okehampton, Devon, EX20 1HQ



### VIEWING:

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

CONSUMER PROTECTION FROM  
UNFAIR TRADING REGULATIONS 2008:  
These particulars are believed to  
be correct but their accuracy is not  
guaranteed nor do they form part of any  
contract.

