



3 Schoolhayes



3 Schoolhayes Cross

Lewdown, Okehampton, EX20 4FF

Lifton 4.6 miles - Launceston 8.5 miles - Exeter 34.2 miles

A detached family home in a sought after Devonshire village, with fantastic eco-credentials and a stylish open plan layout

- 4 Bedroom Family Home
- Private Driveway Parking
- EPC Band - A
- Principle En-Suite
- Tenure: Freehold
- Enclosed Rear Garden
- Integral Garage
- Modern Conveniences
- Rural Village Location
- Council Tax Band: E

Guide Price £375,000

SITUATION

The property enjoys a pleasant setting within the Devonshire village of Lewdown. The village is renowned for its convenient location on the edge of Dartmoor and its close proximity to the A30, as well as nearby attractions including Lewtrenchard Manor, Alder Vineyard and the neighbouring village of Lifton. Both Lewdown and Lifton offer primary school facilities and popular village pubs, making the area ideal for those seeking an idyllic village lifestyle while remaining well placed to explore the natural attractions the region has to offer. The well equipped market town of Tavistock is approximately 10 miles away and provides a superb range of shopping, recreational and educational facilities, including the sought-after independent school, Mount Kelly.

DESCRIPTION

A beautifully presented detached family home, quietly situated within a sought-after cul-de-sac on the edge of the well-served village of Lewdown. Offering well-balanced and thoughtfully arranged accommodation, the property provides four generous bedrooms, including a principal bedroom with en-suite shower room. Designed with energy efficiency in mind, the property benefits from an air source heat pump, which provides central heating via underfloor heating to the ground floor and radiators to the first floor. In addition, solar panels and battery storage contribute to an impressive EPC rating of A.



ACCOMMODATION

The welcoming ground floor centres around a light and spacious sitting/dining room, with French doors opening onto the patio and attractive enclosed rear garden, creating an ideal space for both everyday family living and entertaining. A superbly appointed kitchen is fitted with a range of quality base and wall units incorporating an integrated oven and hob with extractor hood over, together with an integrated dishwasher and fridge/freezer. The kitchen flows seamlessly into the main living space, enhancing the open-plan layout and sense of light throughout. A useful cloakroom is conveniently positioned off the entrance hall, completing the ground floor accommodation.

The first floor offers four well proportioned bedrooms, including a spacious principal bedroom served by a stylish en-suite shower room comprising a quadrant shower, WC and wash hand basin. Three further bedrooms are complemented by a well appointed family bathroom, beautifully finished with a contemporary white suite including a panelled bath with overhead shower, WC, wash hand basin set within a vanity unit, and a heated towel rail. Bedroom two is currently utilised as a snug, taking full advantage of the delightful views towards Dartmoor.

OUTSIDE

Outside, the property enjoys attractive gardens to both the front and rear, with the enclosed rear garden providing a private space for outdoor dining and relaxation. A driveway provides off-road parking and leads to the integral single garage with an electric door, which incorporates a practical utility area and benefits from a personnel door giving direct access to the rear garden. An electric vehicle charging point further enhances the property's excellent modern credentials.

SERVICES

Mains electricity, water and drainage. Air source heat pump. Privately owned solar panels and battery. Broadband availability: Superfast, Ultrafast and Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

what3words.com: ///vent.strays.elect

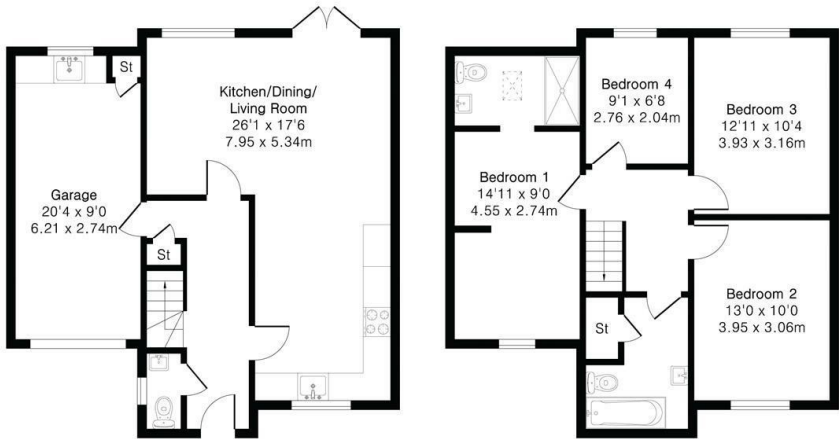


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



**Approximate Gross Internal Area 1328 sq ft - 124 sq m
(Including Garage)**

Ground Floor Area 664 sq ft – 62 sq m
First Floor Area 664 sq ft – 62 sq m



Ground Floor

First Floor

For Identification only – Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A	Current	Potential
(81-91) B	100	100
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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