



Lewdown | Okehampton



Town • Country • Coast



Virtually completed is this individual detached home overlooking open countryside that spans a number of miles. The accommodation is spread over 3 floors and offers flexible living whether you are a family needing space or want a home to spread your wings in. The property has an enclosed rear garden plus off road parking and garage. There are plenty of eco credentials including solar panels, an air source heat pump and mechanical ventilation.

You enter into a most welcoming hallway with a staircase to the first floor plus a useful ground floor cloakroom. The generous dual aspect kitchen/dining room is a true feature of this home with an extensive range of eye and base level units together with integrated appliances. Beyond the kitchen is a large dining area in front of sliding patio doors overlooking the garden and view beyond. A door opens into a very useful utility room with a door out to the garden. The sitting room is also rear aspect with a view through sliding doors that open out to the garden. Also on the ground floor is a front aspect home office or potential play room.

On the first floor is a large landing area with a staircase up to the second floor. There are 4 spacious double bedrooms with the rear aspect rooms enjoying an elevated rural view. The master bedroom suite is rear aspect with an adjoining shower room. The family bathroom has a matching 4 piece suite together with a separate shower enclosure.

Second floor can be utilised for many different purposes including 2 further double bedrooms. Bedroom 5 has connection to waste and water and could be altered to create a large en suite and dressing room.

In front of the property is ample off road parking for several vehicles. Adjoining the driveway is a large single garage with an electric door. To the rear of the property is a level garden currently laid to lawn affording a uninterrupted rural view. There is a feature tile hung overhang which is a perfect place to sit and enjoy life.



Situation

The popular village of Lewdown close to 3 popular market towns and within easy reach of the Cathedral city of Exeter. Lewdown is well served by local amenities including a public house, local shop and primary school. The nearby village of Lifton has a doctors' surgery, filling station, farm shop, restaurants and other businesses. The A30 provides good road links West into Cornwall and East into Devon and Exeter. With its central location in rural Devon Lewdown is well placed for walking, riding, sailing and other outdoor activities. Dartmoor National Park, the north and south coasts of Devon and Cornwall are all within easy reach.

Directions

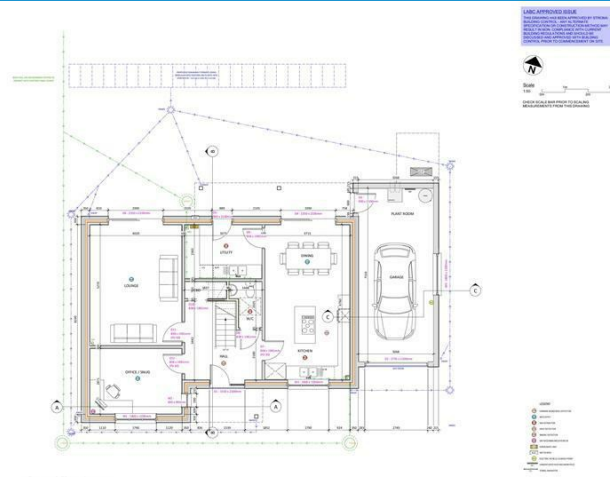
From Launceston, take the A30 towards Okehampton and take the exit signposted Liftondown. Drive through the village of Lifton and continue for some 4 miles and you will approach Lewdown where the property will be seen on your left hand side

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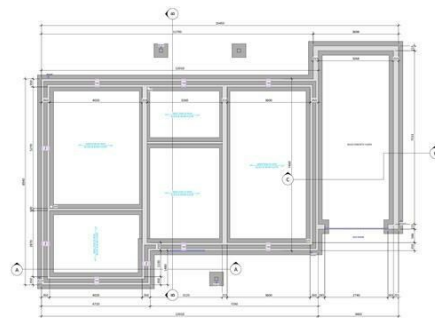
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Ground Floor Layout



Foundation Layout

LEGEND

1. Proposed New Dwelling
2. Existing Footprint
3. Existing Structure
4. Existing Services
5. Proposed Services
6. Proposed Structure
7. Proposed Footprint

FOUNDATION & GF LAYOUT

Proposed New Dwelling
1000 sqm, 3 bedrooms,
2 bathrooms, double garage
1000 sqm

MR. & MRS. G. PIPER

Detailed To: APR 2023

1. Total Area	1000 sqm
2. Total Footprint	1000 sqm
3. Total Structure	1000 sqm
4. Total Services	1000 sqm

PIPER ARCHITECTURE
ARCHITECTS
1000 sqm, 3 bedrooms, 2 bathrooms, double garage
1000 sqm



Agent Note
The property will include 10 Year structural warranty from build zone.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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