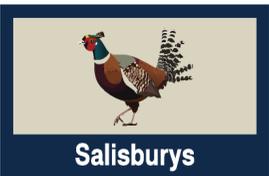




The Rosery, Walkhampton

Guide Price £395,000



Salisburys

The Rosery, Walkhampton

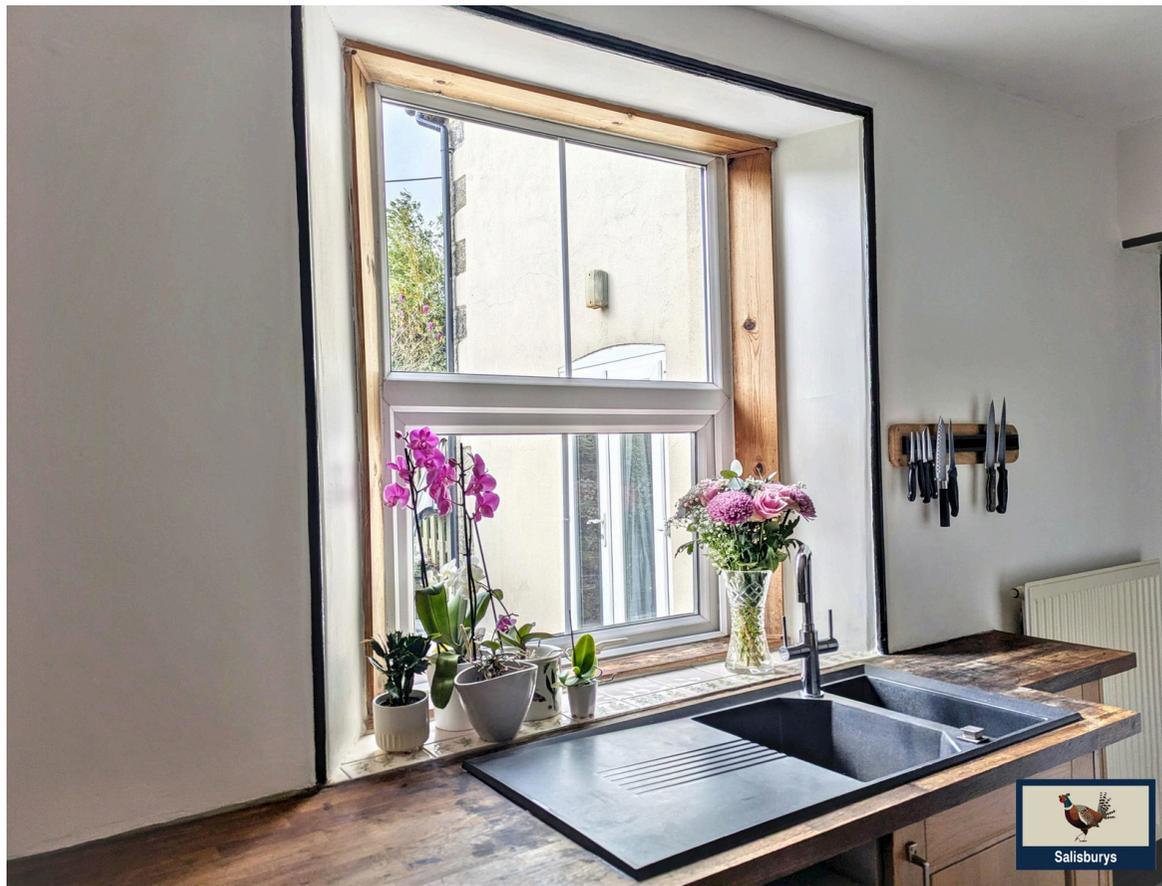
This attractive double fronted stone built detached house is situated in the well regarded village of Walkhampton. This character property is situated on a corner plot in the village and offers three double bedrooms, a Family Bathroom, a Kitchen/Dining Room and separate Lounge. The property is fronted with a Devon Stone wall and original iron railings setting off the well stocked gardens with a gravel parking area to the side.

To the rear, the gardens are fully landscaped providing a large Indian stone patio area, cottage style gardens with a variety of mature shrubs and rockeries and decking with a glass roofed veranda. Additionally, there is a detached Garden Studio which would make an ideal office or craft room. The property offers both character features such as original wooden doors throughout and the modern benefits of double glazing and gas central heating. Must be viewed!

Situation:

Walkhampton's local pub, The Walkhampton Inn, serves as a focal point to the village with the Village Hall Coffee Shop and weekly local Farmers Market adding to the community feel. There is a nearby church, St Marys and a local car garage. The village has a local bus service to Yelverton (2 miles), Tavistock (5 miles), and Plymouth (13 miles), and Moorland walks are right outside. The closest facilities are located nearby in Yelverton, which has a great selection of stores and other establishments, such as a supermarket, a doctor's office, a pharmacy, butcher shops, cafes, and additional local bus services.





Accommodation:

The property is approached via a wooden gate with steps leading up to the pitched roof porch:-

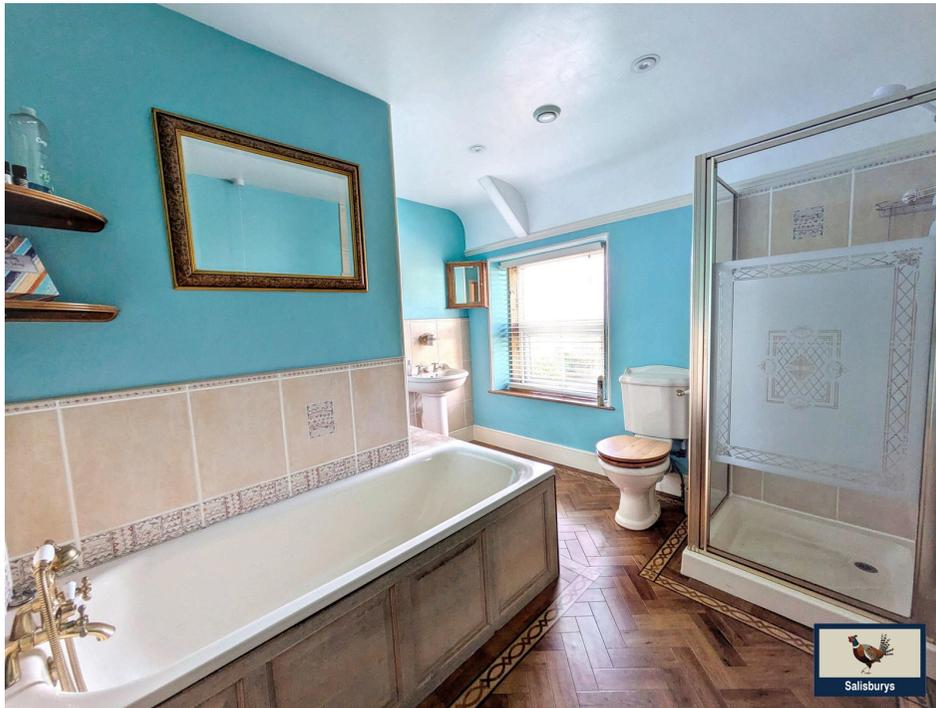
Porch: 1.37m x 1.38m (4'6" x 4'6") The entrance to the Front Porch is via a solid wood door with single glazed multi-paned glass with feature glass inserts with cottage style multi-paned windows to each side with matching feature glass inserts. The flooring is laid with stone tiles with a shelving surround which leads into the main hallway with a granite threshold and solid pine door:-

Hallway: The Main Hallway provides access to the Kitchen/Dining Room, Lounge and separate Kitchen access and has under stairs storage cupboards and downstairs cloakroom:

Downstairs Cloakroom: The downstairs cloakroom is fitted with a hand basin with vanity unit and w.c.

Lounge: 3.77m x 3.85m (12'4" x 12'8") The entrance to the Lounge has a granite threshold and offers a triple aspect room that offers views across the front, side and rear gardens. The front double glazed window has a deep recessed pine window seat and there are French doors that open out onto the patio area.





Dining Room: 3.91m x 3.83m (12'10" x 12'7") The open plan Dining Room offers a feature chimney breast with an inset log burner (Charnwood C5) and slate hearth. The room overlooks the front of the property and has a deep set pine window seat to the double glazed window. The Dining Room has an inbuilt sideboard and wall units and extends into the Kitchen with access to the gravel driveway parking area.

Kitchen: 3.48m x 4.19m (11'5" x 13'9") The Kitchen is laid with tiled flooring and offers views over the rear garden and is fitted with base and wall units, solid wood worktops and a central island. There is a 1.5 composite sink, space for a washing machine, tumble dryer and fridge freezer and has a Stoves electric oven with 7 ring gas hob (available under separate negotiation) and extractor hood. From the Kitchen there is separate access back through to the Hallway.

Services: Mains: Water, Gas (Smart Meter), Electricity (Smart Meter), Sewerage.

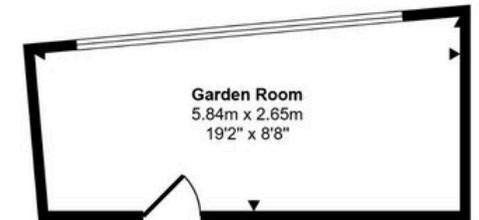
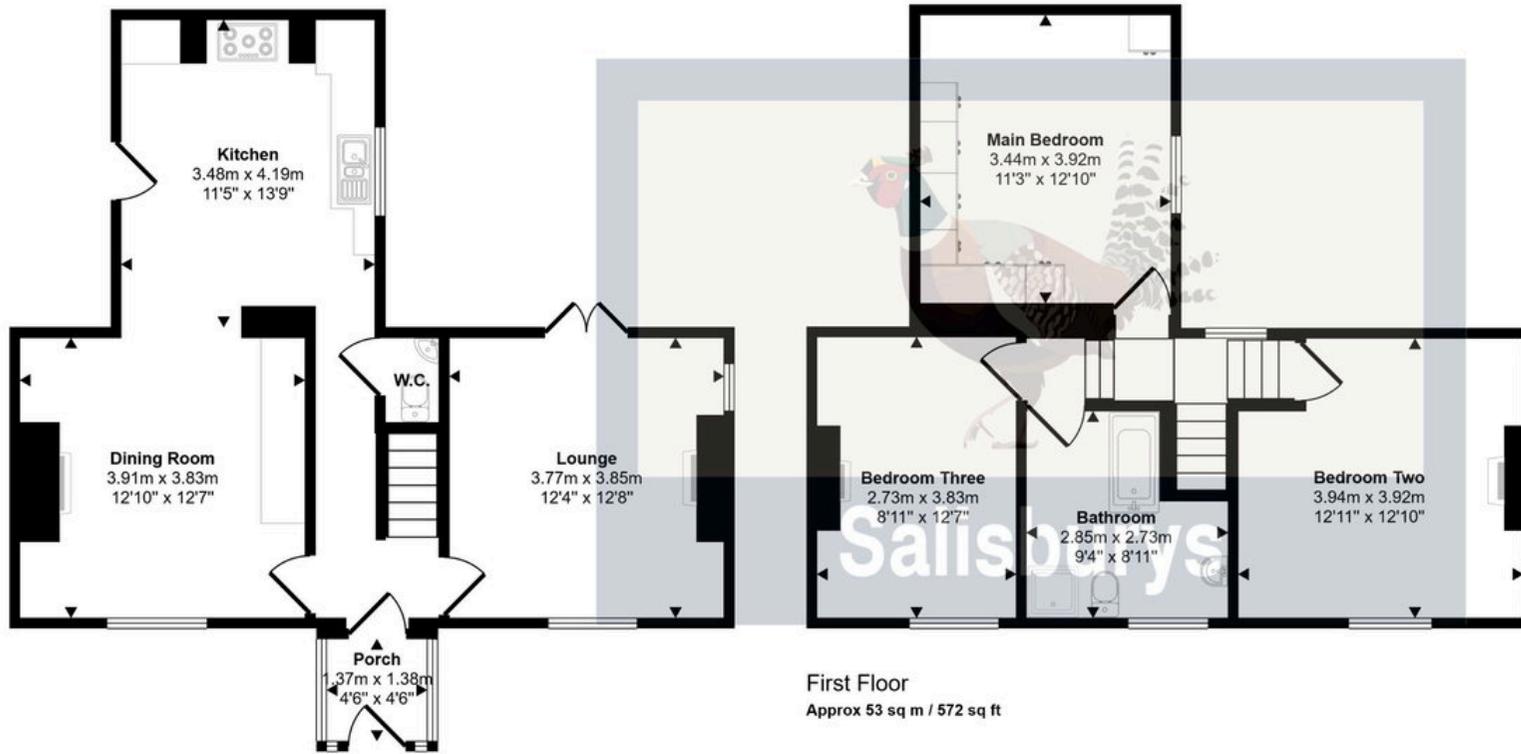
Council Tax: West Devon Borough Council - Band E

Agents Notes: Fixtures, fittings, appliances or any building services referred to does not imply that they are in working order or have been tested by us. The suitability and working condition of these items and services is the responsibility of purchasers.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Approx Gross Internal Area
122 sq m / 1312 sq ft



Ground Floor
Approx 55 sq m / 592 sq ft

Garden Room
Approx 14 sq m / 148 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

