

mansbridgebalment

14 Knowle Terrace, Walkhampton

Guide Price **£260,000**

14 Knowle Terrace

Walkhampton, Yelverton

An attractive three-bedroom 1920s semi-detached home in the picturesque village of Walkhampton, enjoying lovely countryside views, characterful accommodation, established gardens and exciting potential for further improvement. Just a short stroll from the open moorland of Dartmoor National Park.

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Attractive 1920s Semi-Detached Home
- Three Bedrooms
- Characterful Living Room with Wood-Burning Stove
- Open-Plan Kitchen/Dining Room
- Spacious Conservatory with Extension Potential
- Delightful Village and Countryside Views
- Established Front and Rear Gardens
- Short Walk to Open Dartmoor Moorland

SERVICES Mains water, drainage, electricity and gas.

OUTGOINGS We understand this property is in band 'E' for Council Tax purposes.

VIEWINGS By appointment with MANSBRIDGE BALMENT ON 01822 612345.

DIRECTIONS What three words: employ.moving.limits











Situated in the heart of the historic and picturesque village of Walkhampton, on the western fringes of Dartmoor National Park, this attractive three-bedroom semi-detached home enjoys an elevated position, set back from the road, with delightful views across the village and surrounding countryside. Believed to date back to the 1920s, the property retains a number of charming period features and offers well-presented accommodation, attractive gardens and exciting potential for further improvement.

The property is approached from the roadside via steps leading through a pretty, established front garden, which features an attractive pond, an abundance of planting and a variety of shrubs. The elevated position provides a lovely outlook over the surrounding village and countryside, with the garden creating an inviting approach to the house.

Internally, the accommodation is both comfortable and full of character. The welcoming living room enjoys a window overlooking the front garden and features an attractive exposed brick fireplace housing a wood-burning stove, creating a wonderful focal point and a cosy atmosphere during the colder months. From here, the accommodation flows through to an open-plan kitchen and dining room, providing a sociable space for everyday family life and entertaining. The kitchen is fitted with a range of units and work surfaces, while the adjoining dining area offers ample space for a family dining table.

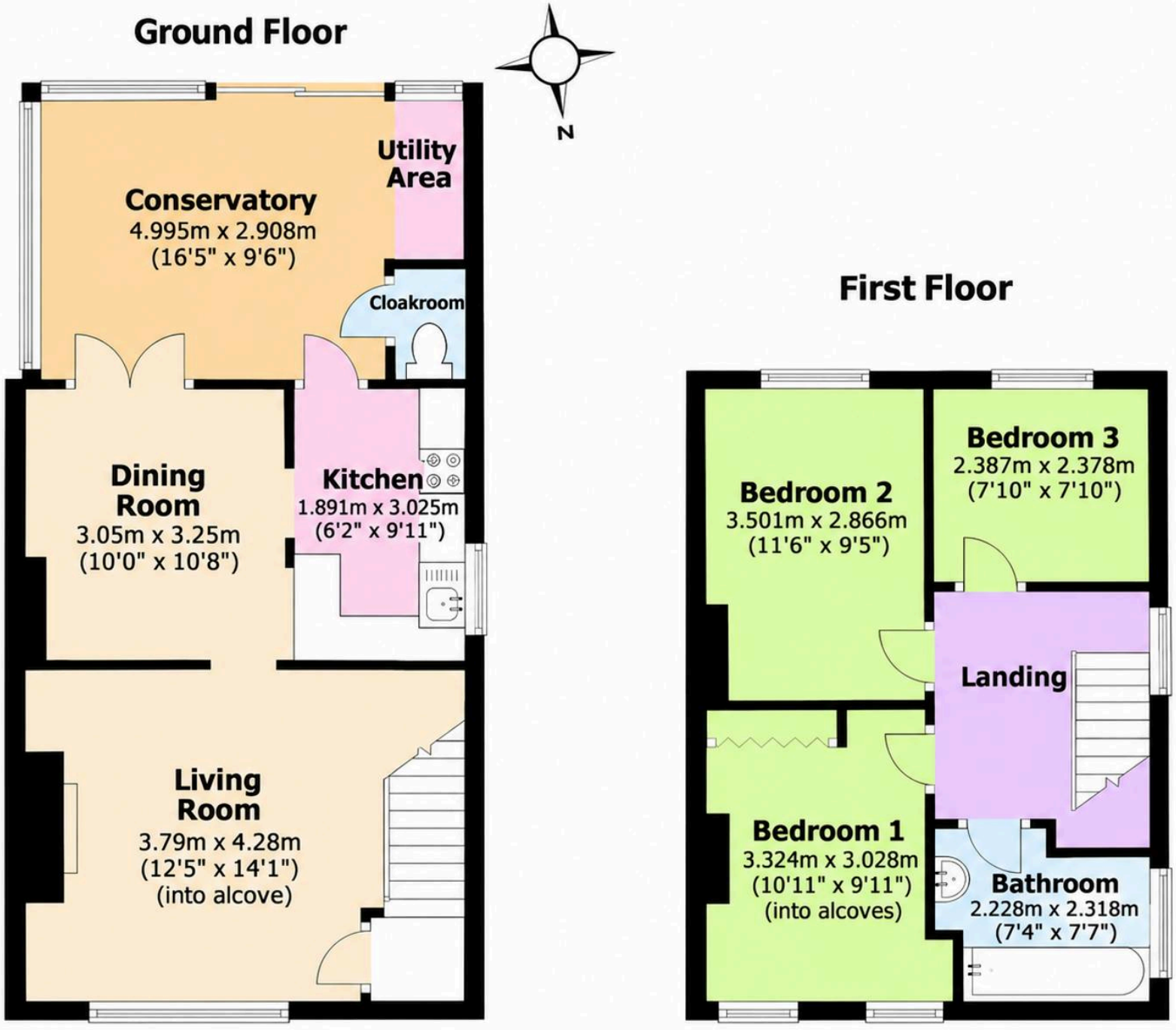
Beyond the kitchen and dining room is a generously proportioned conservatory, providing an additional versatile reception space with pleasant views over the rear garden. This area also incorporates a useful utility space and cloakroom.

Of particular interest, the current owners have previously explored the possibility of converting the existing conservatory into a substantial kitchen and dining extension, opening directly into the current kitchen and dining room to create a fabulous open-plan living space. This presents an exciting opportunity for prospective purchasers to further enhance the property and adapt the accommodation to modern family living. Drawings and plans relating to the proposal are available upon request, with any alterations subject to the necessary consents.

On the first floor, a landing provides access to three bedrooms and the family bathroom. Bedrooms one and two are both comfortable doubles, while the third bedroom is ideally suited to a child's bedroom, nursery or home office. The family bathroom has been updated and is attractively finished, comprising a bath with shower over, wash hand basin and WC.

Outside, the gardens are a particularly appealing feature of the property, offering an abundance of established plants, shrubs and seasonal interest. To the rear, a patio area provides space for outdoor dining and relaxation, with a lawned garden beyond, surrounded by mature planting. Steps lead to a further elevated seating area at the top of the garden, providing a lovely alternative spot to sit and enjoy the sunshine at different times of the day.

Approx. Gross Internal Floor Area
1,160 sq. ft. (107.8 sq. m.)























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