



Lewdown | Okehampton



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A spacious 3 bedroom historical property situated in the heart of the village with a range of accommodation and parking at the side. The property has been updated but there is some further works required, which would allow a potential buyer to put their own stamp on the property.

The accommodation includes 4 potential reception rooms which includes a living room, dining room and a home office/study. In addition, there is a fourth reception room which the current vendors had considered making into an open-plan kitchen and breakfast room. The ground floor accommodation includes a kitchen, bathroom alongside a useful store room which has double doors to the outside. On the first floor there are 3 double bedrooms, all of which are well presented.

There is an area at the side which provides off-road parking which could also be utilised as a small garden area.



### 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

The postcode to the property is EX20 4DQ. From Launceston, take the A30 towards Okehampton and take the exit signposted Liftondown. Drive through the village of Lifton and continue for circa 4 miles and you will approach Lewdown where the property will be seen on your right hand side. What Three Words - rejoins.notice.wiped

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**Porch**  
4'9" x 3'10" (1.47m x 1.18m )

**Hallway**

**Living Room**  
14'9" x 13'4" (4.50m x 4.08m )

**Store Room**

**Bathroom**  
8'7" x 6'10" (2.64m x 2.10m )

**Kitchen / Breakfast Room**  
26'6" x 7'6" (8.09m x 2.29m )

**Dining Room**  
26'9" x 9'10" (8.17m x 3.01m )  
3.01m narrows to 2.71m

**Front Porch**

**Study / Sitting Room**  
14'5" x 10'11" (4.40m x 3.33m )  
3.33m narrows to 2.71m

**Old Kitchen**  
10'7" x 10'6" (3.23m x 3.21m )

**First Floor**

**Bedroom 1**  
12'4" max x 10'4" (3.77m max x 3.16m )  
3.16m narrows to 2.72m

**Bedroom 2**  
16'11" x 9'9" (5.16m x 2.98m )  
5.16m narrows to 2.80m  
2.98m narrows to 1.64m

**Bedroom 3**  
10'0" x 9'10" (3.05m x 3.02m )

**Services**  
Mains Electricity, Water and Drainage  
Council Tax Band B

**Agents Note**  
12 Panel 4Kw Solar System.  
Inverter Currently Not Working.

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

Ground Floor



First Floor



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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