STAGS



Shellyhams

Shellyhams, South Tawton, Okehampton, Devon, EX20 2RG







Okehampton 5.5 Miles, A30 3 Miles, Exeter 19 Miles.

A chain free, 3 bedroom cottage with no immediate neighbours, set in 6 acres with stables, paddock and menage.

- Kitchen/Breakfast Room
- Dining/Sitting Room
- Three Bedrooms And Bathroom
- Utility/WC And Conservatory
- Paddock, Garden And Stables
- Approximately 6 Acres
- No Chain
- Freehold
- EPC Band D
- Council Tax Band C

Guide Price £650,000

SITUATION

The property occupies an enviable semi rural location with no immediate neighbours, set within the boundaries of the Dartmoor National Park and parish of South Tawton, but close to the village of South Zeal. The village offers two well patronised public houses and an excellent primary school. There are also regular bus services to and from Exeter and access can be gained to the A30 dual carriageway at nearby Whiddon Down. The former market town of Okehampton is some 5 miles distant and offers an excellent range of amenities including 3 supermarkets, nationally and locally owned shops, hospital, and leisure centre situated in the attractive setting of Simmons Park. There is schooling for all ages to and various sports and leisure facilities, including thriving rugby and football clubs as well as tennis, squash and bowls. The Dartmoor National Park which is easily accessible from South Zeal by footpaths and bridleways offers hundreds of square miles of unspoilt scenery with many opportunities for riding and walking.

DESCRIPTION

A charming 3 bedroom detached cottage occupying this enviable private position, with no immediate neighbours, set close to the villages of South Zeal and South Tawton. The property is set in gardens and grounds of approximately 6 acres and will particularly appeal to the equestrian buyer, having a stable block and menage together with excellent outriding on nearby lanes, bridlepaths and within easy access to Dartmoor. The property itself offers comfortable accommodation and in brief offers, to the ground floor, a dining/sitting room, a kitchen/breakfast room with delightful views over the neighbouring fields to Dartmoor, a WC/utility room and conservatory. On the first floor are 3 bedrooms and a family bathroom. The property is offered with no ongoing chain and is in need of some updating and improvement, but offers significant potential for potential buyers.

ACCOMMODATION

Via stable door to ENTRANCE PORCH: Dual aspect windows, door to SITTING ROOM: Dual aspect windows, inglenook fireplace with inset multi fuel stove and cloam oven, Shelved alcove, staircase to first floor. KITCHEN/BREAKFAST ROOM: Range of timber wall/base cupboards and drawers with work surfaces over and inset sink and drainer. Space for electric cooker with extractor vent over. Space for dishwasher and fridge/freezer. Breakfast bar with picture window to rear offering a superb view over fields to Cosdon Beacon. CLOAKROOM/UTILITY ROOM: WC, vanity wash basin. Plumbing and space for washing machine. Oil fired central heating boiler. window to side aspect.

CONSERVATORY: offering view over the gardens and surrounding fields. French doors to front.

FIRST FLOOR LANDING: Access to loft space, window to rear with views. Doors to, BEDROOM 1: Dual aspect windows with views, fitted wardrobe cupboards. BEDROOM 2: A further dual aspect room with views to Cosdon Beacon. Fitted wardrobes and overhead storage. BEDROOM 3: Window to front aspect with views over garden and paddock. BATHROOM: Panelled bath, vanity wash basin, WC.

OUTSIDE

Double gates from the lane open to a gravelled parking area for several vehicles. GARAGE: Up and over door, window to rear, light and power connected. Attached is a timber SUMMERHOUSE. Adjacent is a lawned garden area with shrubs trees and plant borders. A hedge divides another area of lawned garden with mature trees. WORKSHOP/OFFICE: Divided into two rooms with light and power connected. GARDEN SHED with lean to LOG STORE. A gate opens to a lower garden area with mature borders and STABLE BLOCK: on a fenced concrete apron with light and power connected. Comprising three stables, a tack room and covered store. A five bar gate from the stables opens directly to the PADDOCK: Enclosed by hedgerow with five bar gate to the lane and housing a generous fenced sand MENAGE.

SERVICES

Mains electricity, water, oil central heating. Private drainage (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection.

Broadband Coverage: Standard upto 28 Mbps. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE and Airband. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.
Mobile Coverage: 3 Good outdoor, Vodafone and EE variable outdoor. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

DIRECTIONS

For SAT NAV purposes, the postcode is EX20 2RG
what3words marsh.owners.pizzas











Approximate Gross Internal Area 1116 sq ft - 104 sq m
(Excluding Garage, Workshop/Office & Outbuilding)
Ground Floor Area 623 sq ft – 58 sq m
First Floor Area 493 sq ft – 46 sq m
Garage Area 252 sq ft – 23 sq m
Workshop/Office Area 286 sq ft – 27 sq m
Outbuilding Area 754 sq ft – 70 sq m



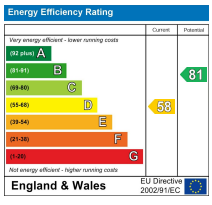
PINKPLAN

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.

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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.

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