

Lesser Slatters, Sampford Courtenay, EX20 2SL

Offers Over **£600,000**

Lesser Slatters

Sampford Courtenay, Okehampton

- Newly renovated detached home
- Superb views to Dartmoor
- 1.16 acres of woodland and gardens
- 4 double bedrooms
- 3 bathrooms
- Double garage
- Just 3.3 miles to the A30
- Peaceful & private plot
- Open plan kitchen/lounge/diner
- No onward chain!
- EPC: C

Lesser Slatters is one of those homes that just ticks all the boxes, completely renovated with everything new, set in a 1.16 acre plot of woodland and garden with stunning views to Dartmoor. The location is peaceful and private and has great links to the A30 (just 3.3 miles away) and the bustling town of Okehampton (just 3.5 miles away), accessibility here is excellent. The current owner has completely renovated the property giving it more of a 'new build' quality with nothing for a new owner to do except move in and enjoy!

The L shaped kitchen/dining/living room offers open plan living flooded with light and space. The brand new kitchen has integrated dishwasher, fridge/freezer and recycling storage, there's a 3 oven range cooker with 5 ring induction hob and breakfast bar.









This area opens out into the dining and living area with light oak vinyl tiles, a perfect place with patio doors to the garden to enjoy entertaining and relaxing. There is a boot room/utility area with sink and fitted units with space for washing machine and dryer. There are two ground floor bedrooms, one with an en-suite shower room and a further family bathroom with white suite shower over bath. A spacious hall has a sweeping staircase up to the first floor.

Upstairs on the first floor are two further bedrooms both with stunning views to Dartmoor and a further family shower room There are two very large eaves storage areas, storage in this property is plentiful. The property has high grade insulation in floors, walls and roof, new uPVC double glazing throughout and a new oil combi boiler and tank.

Outside a driveway, (a neighbour has a right of way for a small section at the start of the drive) past the woodland and up to the house, there is a large parking and turning area and a double garage with power and light. To the front of the house is a large garden laid to lawn, nestled in amounts trees to give privacy. To the rear is a patio area, perfect for outdoor dining and a further area of wilding/woodland to the side of the plot.

Agents note: In accordance with the Estate Agents Act 1979, we declare that this property is owned by a relative of a member of Helmores staff.

Please see the floorplan for room sizes.

Current Council Tax: Band A – West Devon 2025/26 - £1673.02

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Standard 2Mbps (Airband/Starlink/Mobile-broadband options would give much higher speeds)

Drainage: New private treatment plant

Heating: Oil fired central heating, (new boiler & tank in 2025)

Construction: Block

Listed: No

Conservation Area: No

TPO: Yes (Enquire to office for details)

Tenure: Freehold

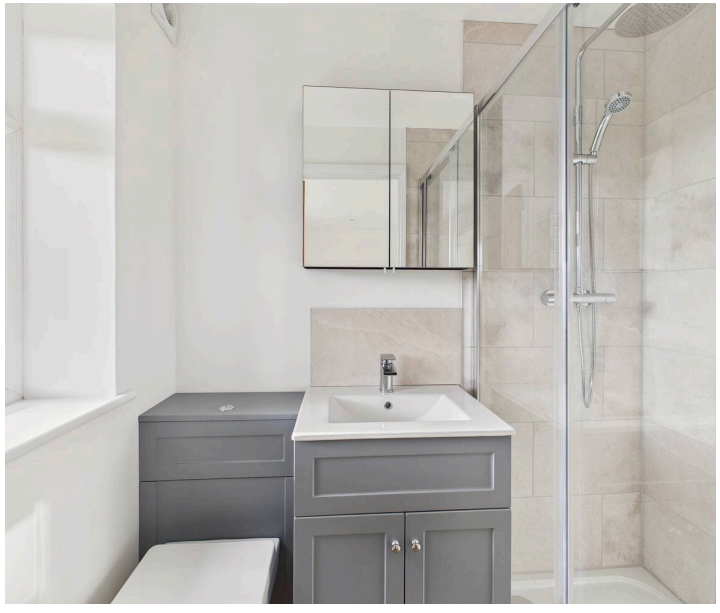
Agents Note: There is an overage in place on this property should another property be built in the grounds, please ask the office for more details.

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

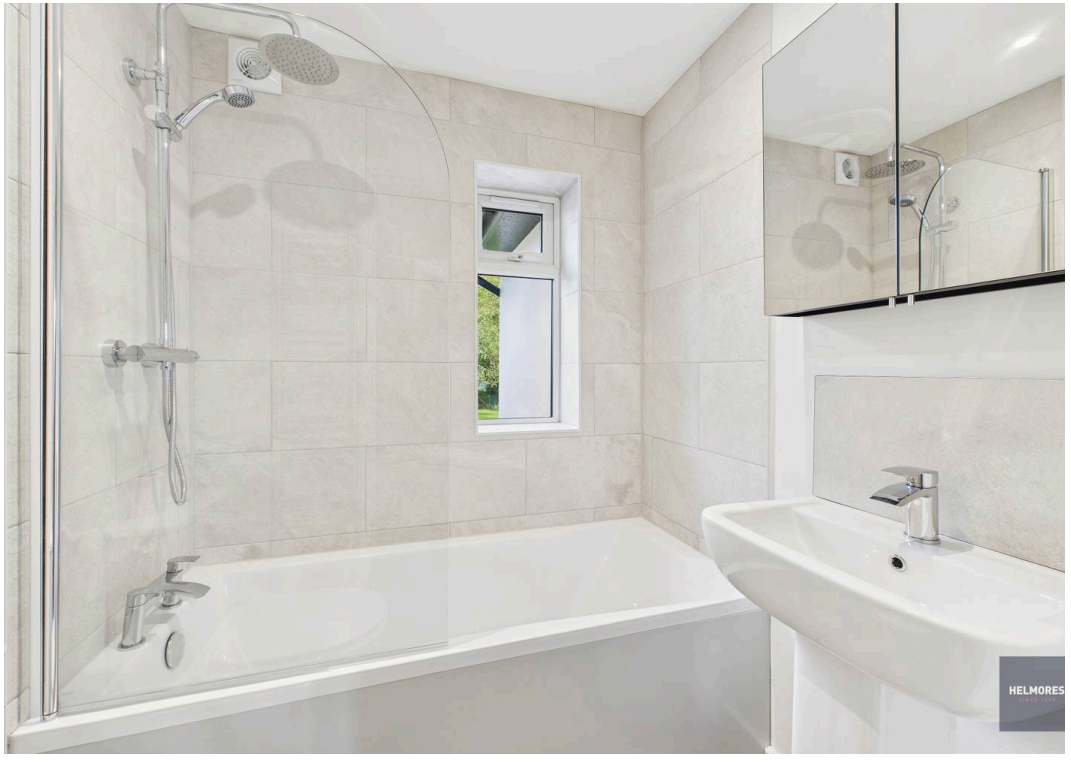







HELMORES
Virtually Staged

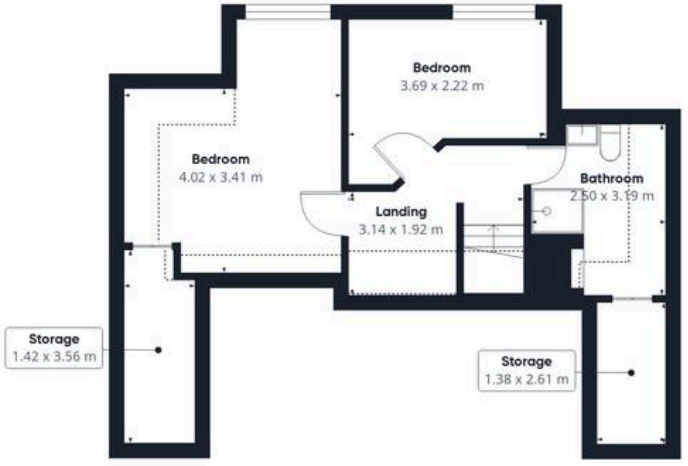

HELMORES
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HELMORES


HELMORES



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

166.9 m²

Reduced headroom

16.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Virtual Staging:
Some images used in this marketing material may be virtually staged for illustration purposes. Buyers should not assume that furnishings, décor, or condition shown are representative of the property as currently presented.

DIRECTIONS : On the B3215 at Belstone Corner (Sampford Courtenay Station) the drive can be found next to the lane signposted to 'Belstone'. It will be marked with a Helmores board.

For Sat Nav: EX20 2SL

What3Words: ///hockey.pets.hooked



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.