



# Stoneyhurst

South Zeal, Devon EX20 2QD

RENDELLS

# Stoneyhurst

Throwleigh, Devon EX20 2QD

Guide Price £975,000

**A fantastic four bedroom detached house with Garages (potential Annexe) and Stables which has been greatly improved by the current owners and which sits in a 2.4 acre plot within Dartmoor National Park.**

## Situation:

The property is situated in a secluded and quiet location within Dartmoor National Park, close to the villages of Throwleigh and South Zeal. The open moor is easily accessed from the property with Shilley Pool, a local feature, located nearby. South Zeal is an attractive village of mostly period buildings and offers a school, two pubs and a shop whilst in nearby Okehampton there is a bustling town centre with shops and supermarkets, leisure facilities including the Golf Club and indoor Swimming Pool, pubs and restaurants.

Exeter is located approx 26 miles to the east, easily accessible via the A30 dual carriageway or from Okehampton train station which runs into Exeter and connects with trains to London Paddington.

## Description

Stoneyhurst is thought to date back to approx 1860 and is of mainly stone construction with later additions and improvements. Greatly improved by the current owners it benefits from some excellent views over its own gardens and beyond and has potential for a detached annexe to be used alongside the property itself. It offers flexible living with two ground floor bedrooms and two first floor bedrooms. Externally there are attractive gardens divided into a number of gated areas and a meadow which could be used for a variety of purposes, included equestrian given the small stables located on site.

## Accommodation:

The main access is through the attractive porch with exposed stonework which opens into a good sized hallway with a study area and stairs up to the first floor. There is a good flow to the layout with a modern shower room adjacent to the stairs and with the hallway providing access to the two double bedrooms towards the left hand side (both with attractive views) and on the right hand side into the modern kitchen with exposed stonework, attractive store units with a Rangemaster oven and hob, sink with side drainer, space and plumbing for dishwasher. An archway opens into the Dining Room overlooking the garden with double doors out to the delightful Garden Room with vaulted ceiling, exposed stonework, and excellent views of the garden and surrounds. The Living Room is accessed from the Dining Room and also overlooks the lawned garden with double doors out.

The stairs lead up to the first floor landing where there is some reduced head height in places. The Master Bedroom Suite offers a good sized room with fitted wardrobes and a large south east facing picture window overlooking the gardens and with far reaching rural views. There is a modern En-Suite comprising bath, corner shower, WC and wash basin with a cupboard housing the hot water tank. There is an additional double bedroom with views and a separate shower room.

## Outside:

From the lane there are three gates providing access into the property. The main entrance has stone pillars and leads to the circular drive and gardens. Just below this is a further timber gate providing access into the Paddock and to the Workshop/Garage whilst the third access is a pedestrian gate and parking next to the Garage/Annexe. The total plot extends to approx 2.40 acres.

The gardens are a particular feature with a number of attractive level areas with mature shrubs and plants for sitting out and enjoying the peaceful surroundings. There is also a walled vegetable garden with water feature and a Workshop/Garage with light and power and a double electric door.

A separate Garage has been improved by the owners and provides scope for an Annexe subject to planning, having a Kitchen, Shower Room, and large Office/Store on the ground floor with stairs leading up to a further Store (potential Bedroom).

The Paddock extends to approximately 1.87 acres which is currently used as a wild meadow with some trees and paths but which could be cut back to provide grazing. A gate leads through to areas of garden with mature trees and a separate area with hardstanding and timber Stables. Stable 1 is 5.5m x 3.04m, Stable 2 is 5.5m x 3.60m, Stable 3/Tack Room is 5.50m x 2.45m.





**Services:**

Mains electric and water (not metered). Private drainage via Septic tank.  
Standard Broadband limited so owners use Airband and get 50mbps (Source Vendor).

**Local and Planning Authority:** West Devon Borough Council and Dartmoor National Park

**Council Tax:** Band F (£3,445.95 for 2024/25)

**Energy Performance Certificate:** F32 with potential for B89 (see chart)

**Tenure:**

The property is freehold with vacant possession.

**Wayleaves, Rights & Easements:**

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not. There are no known rights of way across the property.

**Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings**

**Strictly by appointment only** through Rendells Estate Agents, Tel: 01647 432277.

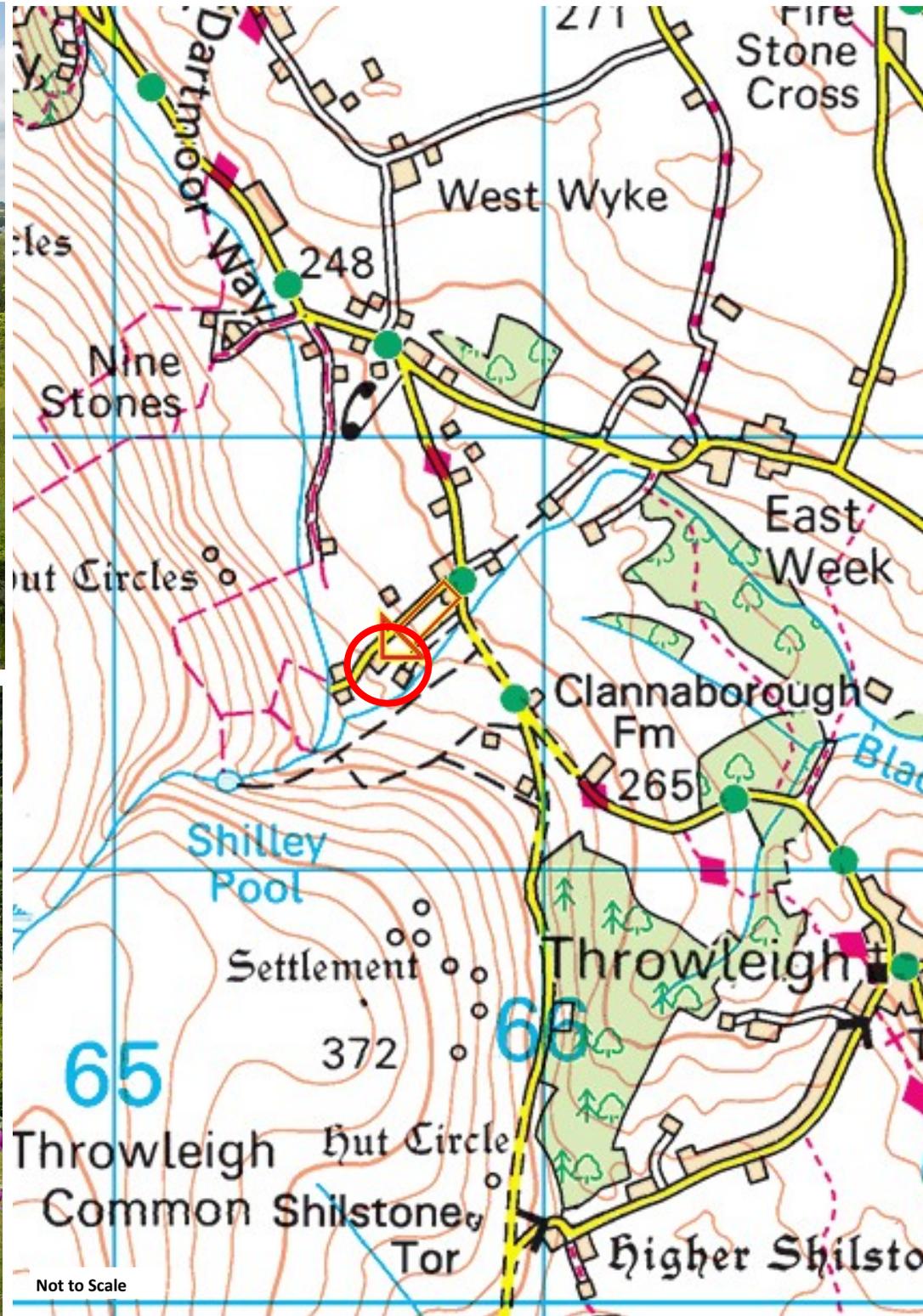
**Directions:** From the A30 heading west take the Whiddon Down exit and proceed through the village and straight over the roundabout towards South Zeal. After approx 2.5 miles at the bottom of the hill turn left before the bridge. Continue for approx 1 mile and take the right hand turn by a small garage and head up this small lane. Stoneyhurst will be found on the left hand side with the main gate having stone pillars.

**What3Words location:** ///trusts.tastes.handlebar

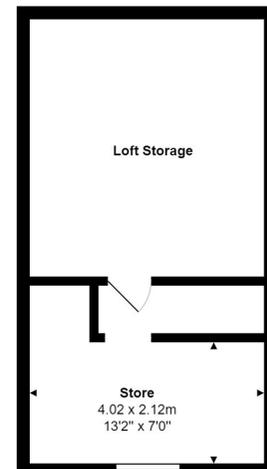
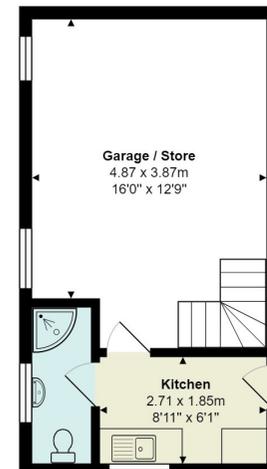


Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		





## Stoneyhurst, Throwleigh EX20



Total Area: 262.6 m<sup>2</sup> ... 2827 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
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- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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