

A photograph of a two-story yellow house with a thatched roof and two chimneys. The house is surrounded by lush greenery, including a large lawn in the foreground, a tall hedge on the left, and various trees and shrubs. A white patio umbrella is visible on the left side of the house. A glass extension is attached to the right side of the house. The sky is blue with some clouds.

D. R. Kivell
COUNTRY PROPERTY

Spring House

Thrushelton, Lewdown, Devon



Spring House

Thrushelton, Lewdown, Okehampton, Devon, EX20 4QX

Lewdown 1.5 miles

Lifton 5 miles

Launceston 10 miles

Okehampton 11 miles

Exeter 35 miles



3 Bedrooms



3 Reception Rooms



2 Bathrooms



EPC D57

A delightful period country property, full of character and charm, in a quiet rural location. A most appealing, well-presented thatched house with four-bedrooms, three-large reception rooms, a pretty landscaped garden and a storage building/workshop, with a carport and heated garage.



Spring House is in a peaceful location within the rural hamlet of Thrushelton, 1.5 miles north of Lewdown village and approximately 5 miles to the south-east of the A30 at Broadwoodwider, which leads onto the M5 at Exeter.

Lifton, the local village, 5 miles to the west which offers two public houses, a village shop with a post office, a primary school and Strawberry Fields farm shop. 10 miles to the west is Launceston which offers a variety of individual shops, supermarkets, hospital, medical centre and a range of recreational and educational facilities. The cities of Exeter 35 miles and Plymouth 26 miles both offer a more comprehensive range of educational, cultural, recreational, and shopping facilities.



Spring House is a most attractive thatched four-bedroom house which we believe dates back to the mid - late 19th century. This charming and most appealing home has many of its original features including, oak lintels, beamed ceilings, window seats, slate flagstone floors, inglenook and open fireplaces. The house benefits from oil-fired central heating and partially double-glazed windows and doors.



Accommodation

Entrance porch leading to large country kitchen/dining room; a generous triple aspect room with fitted wall and base units under labradorite work surfaces, oil fired Aga, inset stainless steel sink, a Miele dishwasher, American style fridge freezer and electric cooker. Slate flagstone floor and beamed ceiling, French doors lead to:

Garden room; slate flagstone floor, uPVC double glazed windows and French doors to the large garden patio along the length of the house.

Utility room; fitted base units, inset butler's sink, oil fired boiler, w/c, washing machine, dryer with a door to the heated garage.



Sitting/TV room; a large stone inglenook fireplace, slate flagstone floor, exposed ceiling beams with French doors opening to the garden patio.

Large Drawing room; very light, a triple aspect room with 5 windows, beamed ceiling and a stone fireplace with woodburning stove.

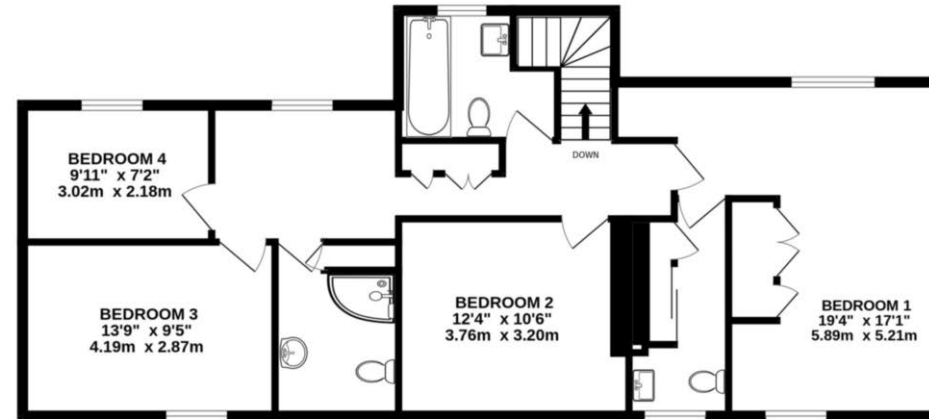
On the first floor: Master bedroom suite: a triple aspect king size room, fitted wardrobes and storage cupboards, vaulted ceiling with exposed a frame beams, Ensuite/dressing room; wash basin, w/c and fitted wardrobes.

Two double bedrooms, family bathroom with extra long bath, vanity unit inset wash basin, w/c.

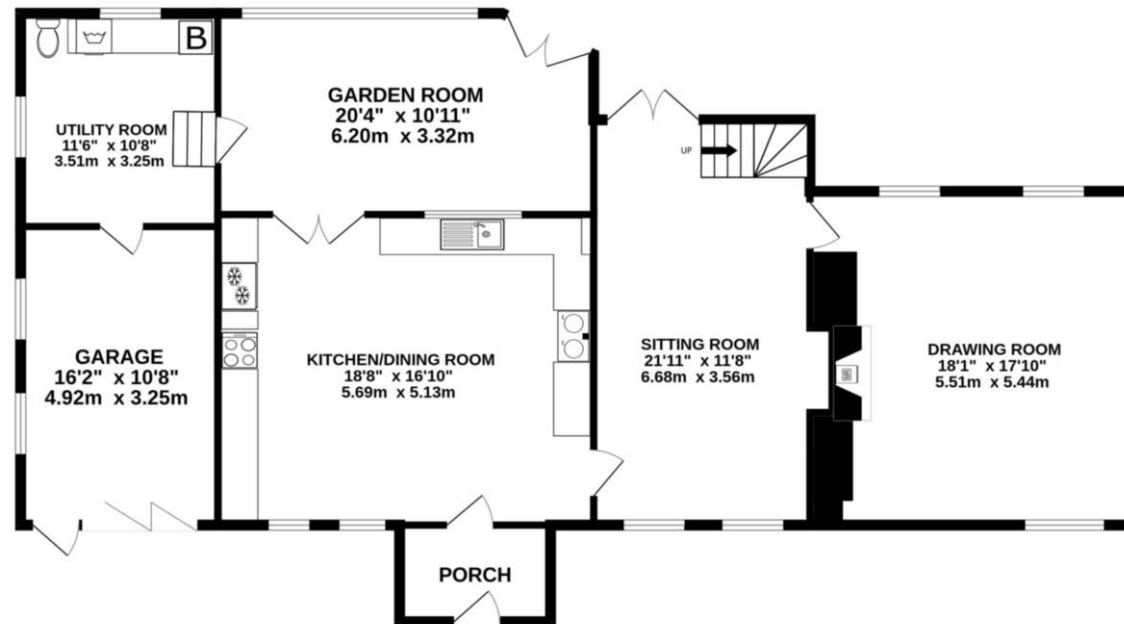
A single bedroom, shower room: corner shower unit, w/c and wash basin.



1ST FLOOR
907 sq.ft. (84.3 sq.m.) approx.



GROUND FLOOR
1442 sq.ft. (133.9 sq.m.) approx.





Outside

Spring House is accessed from the quiet country road through a gated entrance, over a gravelled drive which leads to the front of the house, garage and car port.

To the rear of the house is an appealing, well stocked lawned and landscaped garden, interspersed with variety of specimen trees, shrubs and flower bed borders. A generous, paved patio terrace is along the rear of the house providing an ideal area for alfresco dining and entertaining.

Garage: 4.93m x 3.25m (16'2 x 10'8)

Car Port: 6.38m x 5.31m (20'11 x 17'5)

Workshop / Store: 5.11m x 3.58m (16'9 x 11'9)



Shepherds Hut

Available by separate negotiation is a bespoke designed Shepherds Hut, purchased 3 years ago from Plankbridge.

The Shepherds Hut is 7.32m x 2.74m (24' x 9')

Situated on the field on opposite side of the quiet road, with beautiful views.

Fully self-sufficient with a woodburning stove, electricity by solar panels with battery and a back-up generator. Gas heating & hot water. Fully equipped kitchen, Bathroom with fitted bath & shower. Septic tank and Mains water.





Services & Information

Water – Mains

Drainage – Septic tank

Electricity – Mains

Heating – Oil Fired Central Heating boiler, wood Burning Stove, open fire, oil fired Aga

Broadband – Openreach Connection checker.ofcom.org.uk

Mobile Availability - checker.ofcom.org.uk

Telephone – Openreach Connection checker.ofcom.org.uk

Council Tax Band – F

EPC – D57

Construction – Stone, Cavity wall extension with a Thatched Roof

Local Authority

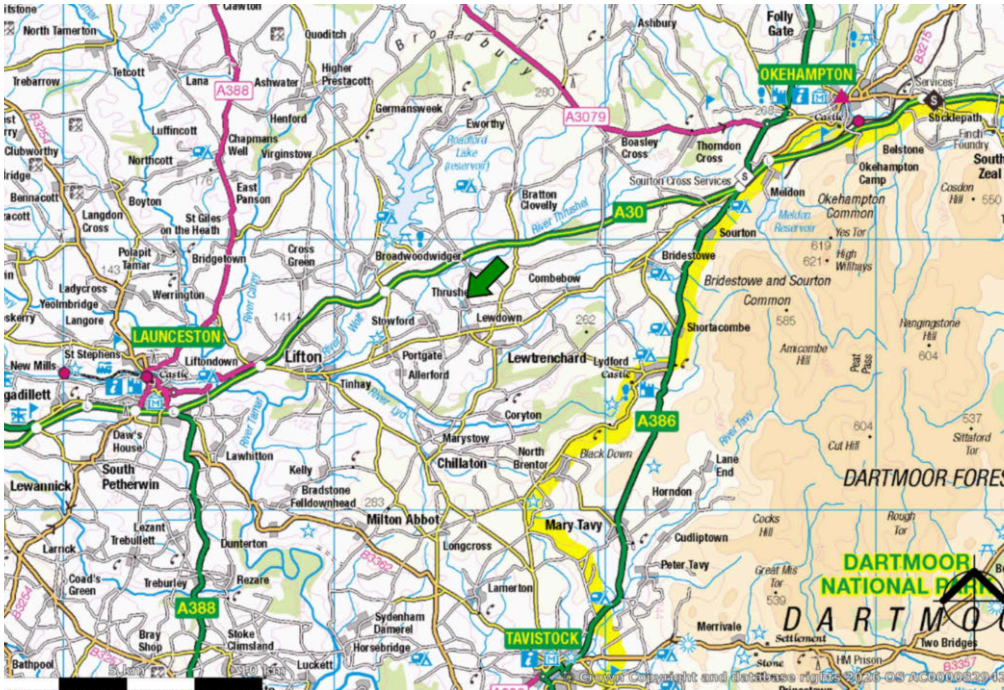
West Devon Borough Council, Kilworthy Park, Tavistock, PL19 0BZ 01822 813600.

Tenure

The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements

All viewings are to be accompanied and are strictly by appointment only with D. R. Kivell Country Property 01822 810810.



Directions

From the A30 at Sourton Cross take the exit and take the old A30 signed to Bridestowe. Proceed for approximately 7.5 miles passing through Lewdown village and take the right turn to Thrushleton on the edge of the village. Continue on this road for approximately 1.5 miles and the entrance drive to Spring House is on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

DRK



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