



Wood Home Farmhouse, South Tawton

Offers in Region of **£895,000**

Wood Home Farmhouse

South Tawton, Okehampton

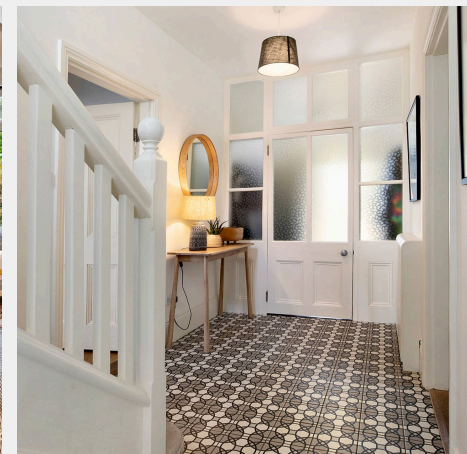
A classically built and beautifully presented early 20th century farmhouse with many period features and well appointed contemporary accommodation. Versatile annex; mature gardens; generous parking. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Classically built former farmhouse
- Excellent location and easy access to Dartmoor
- Versatile accommodation
- Many character features
- Mature gardens and courtyard
- Ideal for multi generational occupancy
- 4/5 Bedrooms and 2 Bathrooms
- Annexe/Studio





Situation

This fine property is situated approximately 1 mile North of the popular Dartmoor villages of South Tawton and South Zeal and within easy reach of both the Dartmoor National Park and the A30 road network.

South Zeal is a highly desirable Dartmoor National Park village which lies approximately 17 miles west of Exeter and 5 miles east of Okehampton. There are a good range of local amenities including a well renowned primary school, a church, recreation/playing field and two popular public houses. There is a regular bus service to Okehampton and Exeter.

A more comprehensive range of local shopping and amenities can be found in Okehampton. Okehampton lies on the northern edge of Dartmoor National Park. It is approximately 30 miles from both the north and south Devon coasts. There are superb local beauty spots where one may enjoy walking, riding, and fishing. An hour rail service runs and returns between Okehampton and Exeter.

The shopping area contains supermarkets, including Waitrose, as well as many interesting locally owned shops. Primary and secondary education is well catered for in local schools. The recreation ground and park contains, amongst other things, a covered heated swimming pool. Most sports are available including 18-hole golf course, squash courts, indoor rifle range and thriving rugby and soccer clubs. The cathedral city of Exeter can be found approximately 20 miles to the east with its many high street stores and is home to the regions international airport.

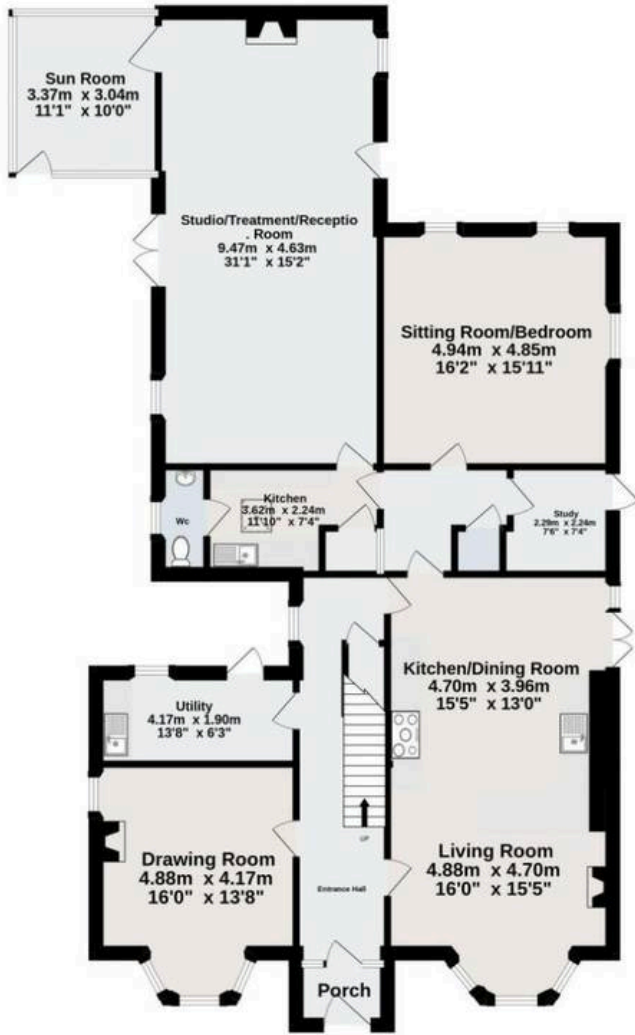
Description

A beautifully presented period property constructed in the early 20th century and retaining many original features. The property offers contemporary living whilst surrounded by Edwardian character and the beautiful refurbishment has been sympathetically completed by the current owners. Perfect for multi-generational living, working from home or as a holiday let.

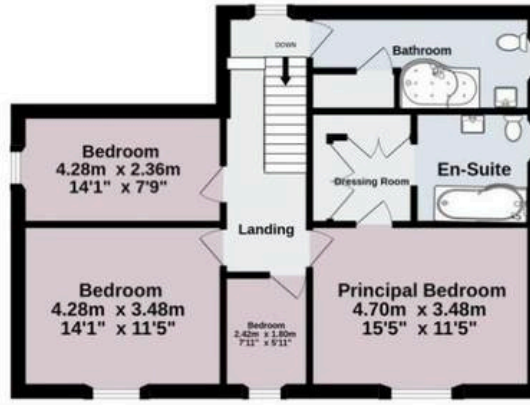
In brief the versatile accommodation comprises, welcoming entrance hall with tiled flooring and staircase to first floor ;open plan kitchen/living room with French doors to a granite paved terrace with views over the garden; there is a dual aspect sitting room with bay window and wood burner; utility with extensive shelving and ample space for appliances.

From the hallway a staircase leads to the first floor with an abundance of

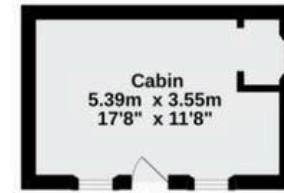
Ground Floor
179.9 sq.m. (1936 sq.ft.) approx.



1st Floor
92.0 sq.m. (990 sq.ft.) approx.



Outbuildings
31.8 sq.m. (342 sq.ft.) approx.



TOTAL FLOOR AREA : 303.7 sq.m. (3269 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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