



**Okehampton, Devon, EX20 4LU**

**Offers Over: £400,000**

*Freehold*

Originally built in **1861** and extended over the years, the property now offers a generous and flexible layout with **three double bedrooms and a fourth single bedroom/study** on the first floor—ideal for remote working, a nursery, or occasional guest room. The ground floor includes a **large sitting room with feature stone fireplace**, a **dual-aspect kitchen/dining room**, and a welcoming entrance hallway.

While the property is perfectly liveable, it would benefit from **updating and refurbishment**, presenting a fantastic project opportunity for buyers looking to add value and create a bespoke home with spectacular surroundings. With **0.16 acres of level, west-facing garden**, an **integral double garage/stable** and ample parking, there is huge potential for reconfiguration or expansion (subject to planning).

The home is already set up for **off-grid potential**, with **private well water**, **septic tank drainage**, and **mains electricity**. Its orientation is ideal for installing solar panels, supporting a more sustainable, self-sufficient lifestyle.

Upstairs, the **main bedroom enjoys the same sweeping Dartmoor views** as the balcony it opens onto, perfect for enjoying morning sunrises or evening skies. Two further double bedrooms, the **single bedroom/study**, and a family bathroom complete the first floor.

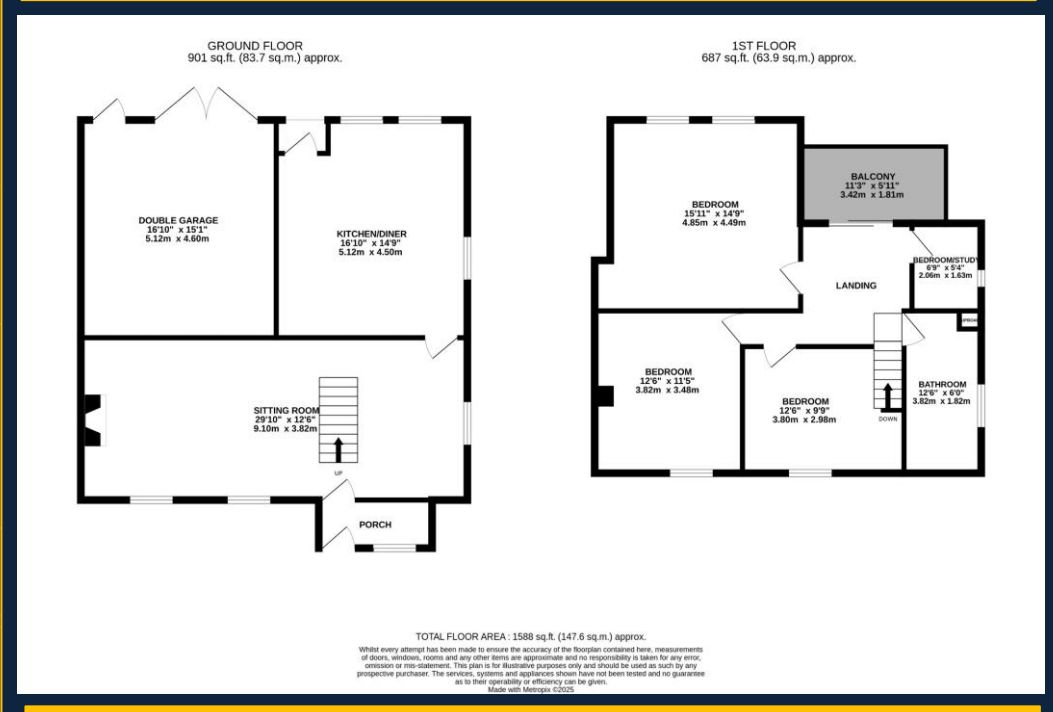
Outside, the **integral double garage**, once used as a stable, could be retained for equestrian use or converted to additional living space, subject to the necessary consents. A gated driveway provides off-road parking for several vehicles, and the garden is both private and manageable—ideal for those wanting to landscape, grow their own produce, or simply enjoy the peace of the countryside.

Also available by separate negotiation is a **1.8-acre field**, located less than 10 minutes away by car, perfect for equestrian use, a smallholding, or further development potential.

Located just **three miles west of Okehampton**, the property enjoys excellent access to local amenities, schools, supermarkets, and a mainline train station with regular service to Exeter and beyond. The **A30 and M5** are easily accessible, making this a rare blend of rural escape and commuter convenience.

Whether you're dreaming of a lifestyle change, working towards self-sufficiency, or looking to create a business venture in a highly desirable location, this is a unique and inspiring opportunity, **with no onward chain**.

**EPC: F**







Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		

## Pilkington Estates - Plymouth

Third Floor  
 Unit 7  
 Sutton Harbour  
 Plymouth  
 Devon  
 PL4 0DN

T: 01752 729777  
 E: jon@pilkingtonestates.co.uk  
[www.pilkingtonestates.co.uk](http://www.pilkingtonestates.co.uk)

Jet Software Ltd. Registered in England and Wales - 15464498  
 Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.