



**St. Johns Park, Exbourne, EX20 3RD**

Guide Price **£735,000**



# St. Johns Park

Exbourne, Okehampton

- Beautiful Grade II Listed detached Devon home
- Approx. 3.5 acres of gardens, orchard and paddocks
- Detached professional music studio/home office
- Ancillary detached "Tree House" dwelling with income potential
- Flexible living space with two receptions, three bathrooms and five bedrooms
- Views towards Dartmoor
- Double carport, workshop and extensive parking
- Solar PV and battery system
- Excellent access to Okehampton and the A30
- A wonderful Devon lifestyle property
- Flexible living space with two reception rooms, three bathrooms and five bedrooms

Very few character homes offer the flexibility, outside space and opportunities that St Johns Park does.

Set between Exbourne and Jacobstowe, just a short drive from Okehampton and the A30, the property enjoys a lovely rural setting with open views towards Dartmoor, yet it's surprisingly accessible. You're not miles down winding country lanes here, making day-to-day life far easier than many country homes of this type.

The house itself dates back to the 17th century and is Grade II Listed. Over the years it has grown sympathetically into a substantial family home, retaining all the charm you'd hope for with exposed







beams, original timbers, an inglenook fireplace and plenty of character, whilst offering the space needed for modern living.

The accommodation is flexible too. There are cosy reception rooms for quieter evenings, whilst the 5th en suite bedroom beyond the kitchen could also serve as a dining room, and the conservatory and kitchen naturally become the social hub of the house. The Aga remains a lovely focal point and the south-facing aspect means these rooms are flooded with natural light for much of the day. Upstairs are four bedrooms, a family bathroom and a Jack and Jill en-suite, together with a useful loft room that offers further flexibility.

Outside is where St Johns Park really comes into its own.

The gardens and grounds extend to around 3.5 acres and have evolved into something rather special. Around the house are lawns, mature planting and plenty of places to sit and enjoy the views. Beyond lies an orchard, productive growing areas and two grazing paddocks, giving buyers the chance to enjoy the lifestyle that often goes hand in hand with a property like this. Whether that's keeping a few animals, growing your own produce or simply having room to roam, it's a wonderful setting.

One of the biggest surprises is the detached studio. Originally built as a professional recording studio, it's now an incredibly versatile building. It would make an outstanding home office, creative studio, workshop, gym or business premises and is completely separate from the house, allowing work and home life to remain just that.

The second surprise is *The Tree House*. Over recent years it has been significantly improved and now provides genuine ancillary accommodation within the grounds. Already assessed separately for council tax,





it offers excellent flexibility for dependent relatives, older children, guest accommodation or, subject to any necessary permissions, the opportunity to generate an income from holiday letting or longer-term rental. It sits within its own area of the grounds with its own parking and gardens, giving it a real sense of independence.

Practicality hasn't been forgotten either. There's extensive parking for numerous vehicles together with a double carport, workshop and additional stores, making the property just as useful as it is attractive.

The current owners have also invested heavily in renewable technology, with an extensive solar PV and battery storage system, offering the opportunity to reduce running costs whilst embracing a more sustainable way of living.

St Johns Park isn't simply a beautiful period home. It's a property that offers choices. Multi-generational living, running a business from home, generating an income, keeping animals or simply enjoying a wonderful setting with land and views, it's a home that can adapt to whatever the next chapter looks like.

Please see the floorplan for room sizes.

Current Council Tax: Band E West Devon – Tree House Band A

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private – septic tank

Heating: Oil fired and AGA

Construction: Cob/thatch with more modern extension

Listed: Yes Grade II

Conservation Area: No

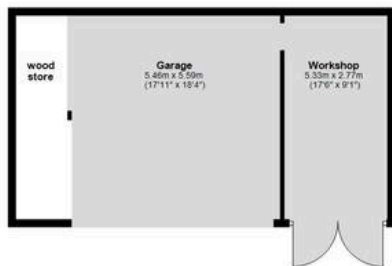
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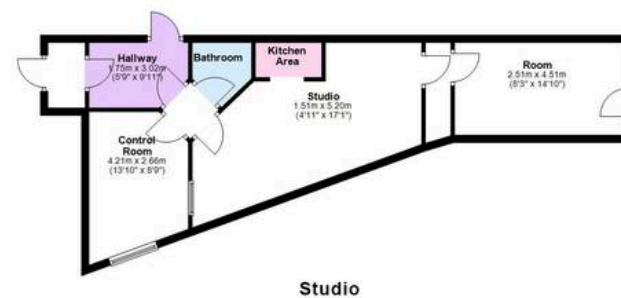
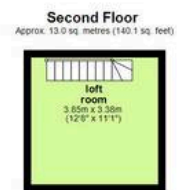
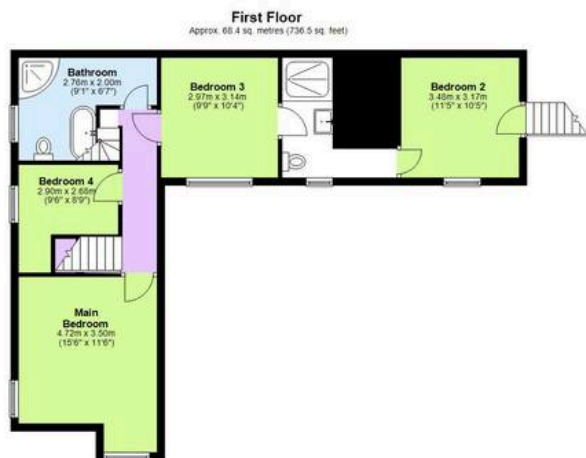








Outbuilding







**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.

**Agents' Notes:**

**Boundaries, Access & Parking:**

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.

**Broadband & Mobile Coverage:**

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

**Digital Photo Enhancement/Virtual Staging:**

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

**Private Drainage:**

We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.







### Heating Type (Non-Mains):

We're informed by the seller that the property is heated via oil. Buyers should confirm servicing arrangements and running costs.

### Thatch / Cob Construction:

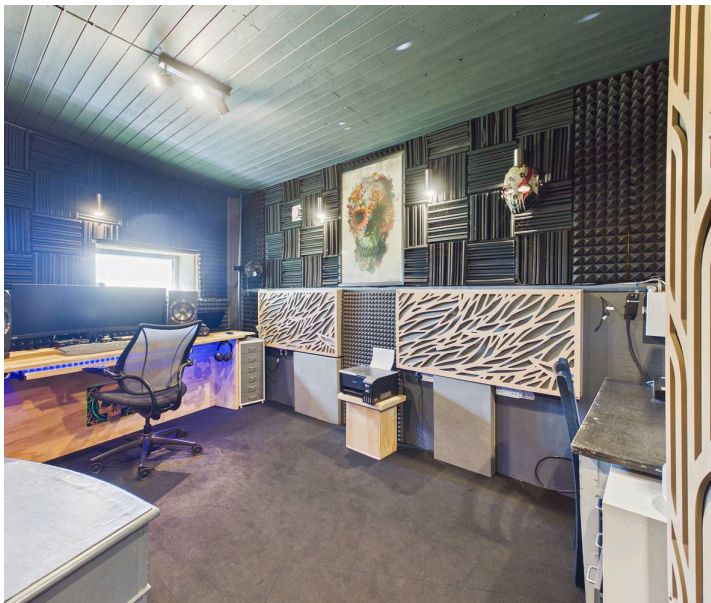
The property includes cob walls and a thatched roof. Such construction may have specific maintenance and insurance requirements, and buyers should make their own enquiries before purchase.

### Planning & Building Regulations:

We're informed by the seller that the council have deemed the tree house ancillary accommodation and have altered the council tax to reflect this. Buyers should satisfy themselves regarding the necessary consents and compliance before purchase, and seek advice from their surveyor or conveyancer.

DIRECTIONS : Use EX20 3RD and the What3words is ///sensibly.tonight.hamper

On the A3072 from Exbourne, head towards Jacobstowe and just after leaving Exbourne, look out for the driveway to St Johns Park on the left.







# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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