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properties



Park House
South Zeal, Devon EX20 2JT

£535,000 Freehold



The Property

Park House is a substantial granite built village home which sits on a plot of 0.13 acre with the house, two storey barn and a garden of about 100 feet depth. The property has a host of character features with exposed beams and structural timbers, granite features and fireplaces. It is a spacious home with a cross passage entrance with a w.c. and utility room, a doorway to the sitting room where there is a big granite fireplace, hearth and wood burner, a separate sitting room, a big farmhouse kitchen with a Heritage range leading to a scullery and walk-in larder on the ground floor. Upstairs there is a landing, a children's bedroom and play area, two double bedrooms and a large main bedroom with ensuite shower. The family bathroom is a good size and is charming and eccentric. At the rear of the house is a sheltered courtyard with access to an exterior w.c. and to the granite two storey barn which has a ground floor workshop and storage and a first floor hayloft with further storage in two enclosed areas. To the rear of the barn is a big rear garden of about 100 feet length and 27 feet wide which has a large patio, a pond and a lawn. It has plenty of room to grow vegetables and fruit if desired. Fowlers strongly recommend viewing this delightful home.

Situation

Park House is in the centre of the sought after village of South Zeal. It is close to the primary school, village hall and pub and only a short walk to the playing field, pre-school, St Mary's church, the village car park and footpaths up onto the moor and Ramsley Common. The facilities of Okehampton are less than 3 miles away and the A30 dual carriageway is about the same enabling easy access to Exeter about 20 miles away.

Services

Mains drainage, water and electricity. Oil by private contract.

Council tax band

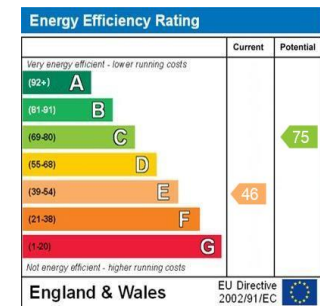
Band E

Directions

Once in South Zeal locate the Oxenham Arms hotel and Park House is almost immediately opposite set behind iron railings.

What Three Words: relaxed.pools.chuck

- A charming character four bedroom village home
- Large two storey barn to the rear with workshop and storage
- Total of 0.13 acre plot with 100 foot long garden
- Entrance cross passage with w.c. and utility room
- Large sitting room with granite fireplace and woodburner
- Living room with French doors
- Farmhouse kitchen with Heritage range, scullery and walk-in larder
- Large main bedroom with ensuite shower
- Three further bedrooms
- Family bathroom



Entrance

A cobbled pathway leads from the village lane to the panelled front door that opens to the cross passage hallway.

Cross passage hallway

This passage is granite walled to one side and timber clad to the other. It leads from the front to the courtyard at the back of the house with a doorway to the sitting room and another to the w.c./utility room.

W.C/utility room

Fitted with a low level w.c. and basin, space for coats and boots, a vinyl floor, a rear window and space and plumbing for an automatic washing machine and a dryer.

Sitting room

A spacious sitting room with a large granite fireplace with chamfered granite bressemer beam, granite hearth and fitted wood burning stove. The room features an exposed structural beam and timbers, a large front window looking out to the pretty front garden and railings, three wall light points, a panelled door to the concealed staircase, a doorway to the living room and two granite steps up to the farmhouse kitchen.

Living room

French doors lead out to the pretty front garden and the room has picture rails, a TV point, a built in double storage cupboard, a central ceiling light point and a single panel radiator.





Farmhouse kitchen

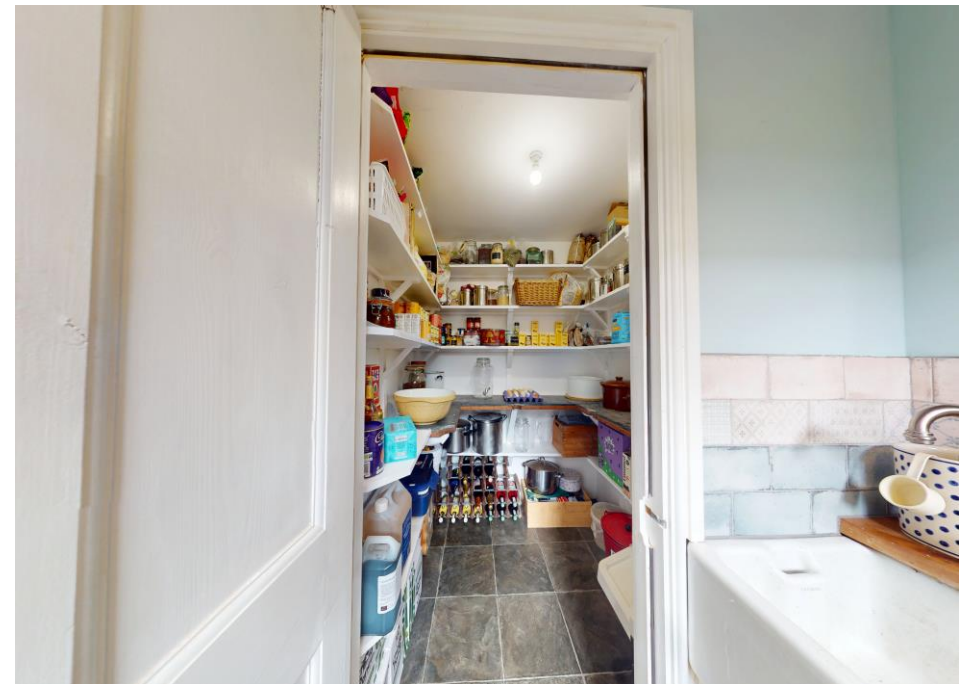
A generous farmhouse style kitchen full of character with a cream coloured oil fired Heritage cooking range/central heating boiler set into the granite fireplace. It has a slate floor and two windows, an exposed structural beam and timbers and doors to the courtyard and scullery. The kitchen base and wall cabinets have roll top wood effect work surfaces incorporating a white ceramic 1½ bowl sink and mixer tap, timber clad splashbacks, a built in four ring halogen hob, fan oven, second thermostatic oven and grill. There are 12 LED downlighters and a single panel radiator behind a lattice screen. A doorway leads to a flight of back stairs that rise to bedroom 1, but which are not currently used.

Scullery

Two granite steps lead down to this most useful space which has a slate effect vinyl floor, a Belfast sink with tiled splashback, mixer tap, shelving and space for an automatic dishwasher. A doorway leads to the pantry.

Walk-in pantry

Fitted with a slate cold shelf, a rear north facing window, built in shelving, a vinyl slate effect floor and a ceiling light point.



First floor landing

The staircase rises to a half landing with access to bedroom 4 and then it rises to a corridor with panelled doors to all rooms.

Bedroom 4

This children's bedroom has a partition for a sleepover/play room. It has a built in wooden cabin bed with drawers and shelving, a sash window, a velux double glazed skylight, a single panel radiator and a lower window with 'bullseye' glass.

Bedroom 2

A good size, bright double bedroom at the front of the house with a large window, a built-in double wardrobe, a pine floor, pendant light point and a single panel radiator.





Bedroom 3

A bright front facing double room with a window seat and storage and a single panel radiator behind a decorative screen.

Bathroom

Featuring a white bath set into a marble effect top and with a panelled side, a built in thermostatic shower above with ceiling mounted rain shower head and shower wand. There is a high level w.c., and a wash stand with marble top and table-top copper basin with mixer tap. There is a side window and a very deep airing cupboard with a modern insulated hot water cylinder, shelving and further space behind.



Bedroom 1

A spacious bedroom with a side window, a fitted double wardrobe and a built-in closet, a doorway to the back stairs, a built in shower with Mira electric shower unit, an extractor fan and a fitted wash hand basin with light above.

Exterior

To the front of Park House is a small front garden with boundary railings on top of granite walls and a gate to the village street with a cobbled path to the French doors to the living room. It is a lovely place to sit and watch village life, and it is stocked with mature flowering plants and climbers including a wisteria.

Rear courtyard

Measuring 30'11 x 12'3/9.42m x 3.73m. This secluded east facing courtyard gets morning sun and is a great place for a table and chairs for breakfast and morning coffee. It has a raised planter, access to the entrance cross passage and leads to the barn, outside w.c. and the wood store behind the house.

W.C.

A gardeners toilet with a high level w.c.

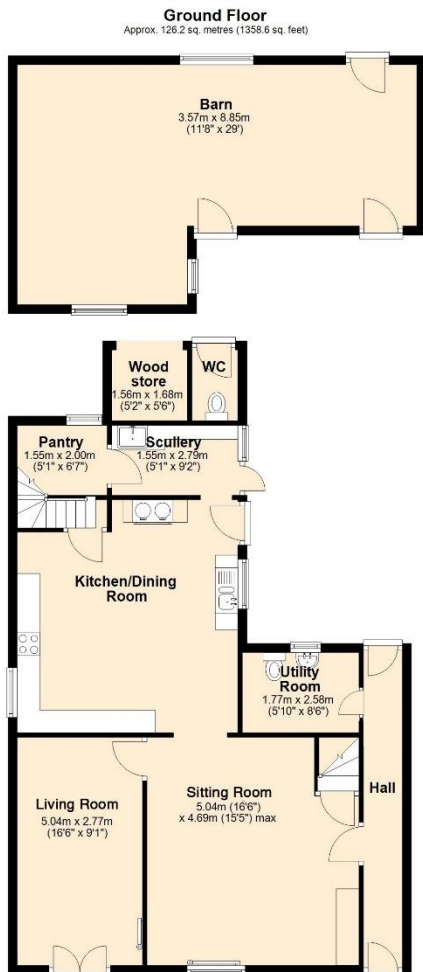
Wood shed

Measuring 5'6 x 5'2/1.67m x 1.57m.

The barn

This two storey barn is granite built and has a door to the main body of the building and a second door to one side with access to a broad passage (11'11 x 5'2/3.63m x 1.57m) that leads to the back garden and offers dry storage space for bicycles and gardening equipment. The main body of the barn measures 19'2 x 19'5.84m x 5.79m overall and on the ground floor it has a cobbled base, exposed structural beams, a window front and rear, power and light and a flight of stairs to the first floor. Upstairs the barn has a landing that leads to the hayloft door, an insulated store room (10'9 x 9'7/3.27m x 2.92m) and a studio room (7'3 x 16'4/2.20m x 4.97m) which has two skylights, a fitted single drainer stainless steel sink and mixer tap on a base cabinet, a vinyl floor and power and light.





Total area: approx. 234.4 sq. metres (2523.2 sq. feet)



The garden

The sunny garden is approximately 100' x 27'/30.48m x 8.22m with a granite wall to the north and west boundaries and a mature hedgerow to the east. It has a small pond, a large paved patio with plenty of space for a table and chairs, two slightly raised vegetable beds, a mature grapevine and a view to Cawsand Beacon.

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