



THE PADDOCKS

Sticklepath, Devon



AN IMMACULATELY PRESENTED HOUSE WITH VERSATILE ACCOMMODATION AND LARGE LANDSCAPED GARDENS ON THE EDGE OF A POPULAR DARTMOOR VILLAGE

Summary of accommodation

Ground Floor: Entrance hall | Open plan sitting/dining room/kitchen | Utility room | Cloakroom | Study/bedroom | Bedroom/bathroom suite

First Floor: Principal bedroom/dressing room/shower room suite | Guest bedroom/bathroom suite

Annexe: Hall | Cloakroom | Kitchen/dining room | Two bedrooms | Bathroom

Cabin: Kitchen/sitting/dining room | Utility room | Bedroom | Shower room

Outside: Parking | Range of outbuildings and stores | Large gardens

In all about 0.92 acres

Distances: Okehampton 4 miles, A30 2.5 miles, Exeter 20 miles
(All distances are approximate)

Offers in excess of: £950,000

SITUATION

Sticklepath is a popular village on the northern edge of Dartmoor National Park, to the east of Okehampton. The village has a store, two pubs, village hall and includes the National Trust Finch Foundry Museum, whilst the nearby village of South Zeal has a primary school and two pubs. Okehampton has a good selection of local amenities including shops, pubs, restaurants and cafés. There is a Waitrose store, secondary school, leisure centre and community hospital. In addition is the station at the end of the 'Dartmoor Line' with regular trains to Exeter.

Dartmoor is renowned for its spectacular scenery, with its heather clad moorland, granite tors and wooded valleys bisected by rushing streams and rivers and there are many opportunities for walking, cycling, riding, fishing etc. on the doorstep.

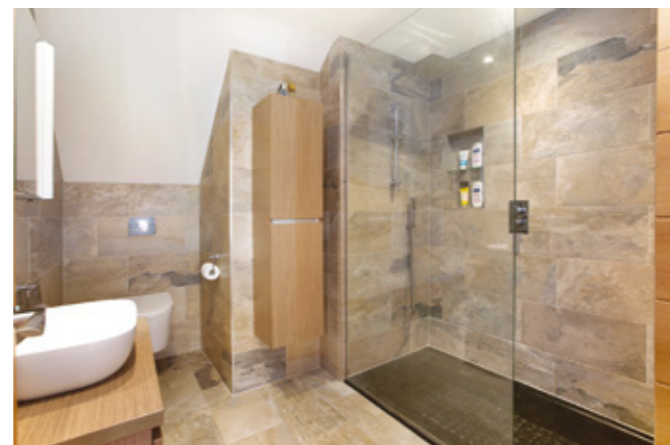
The A30 dual carriageway, leading west into Cornwall or east to Exeter, is easily accessed at either Okehampton or Whiddon Down. At the university and cathedral city of Exeter is access onto the M5 motorway, an airport and stations with mainline connections to London (Paddington and Waterloo)

THE PROPERTY

The Paddocks is an immaculately presented detached house on the edge of the village and near to the moor, yet easily accessible to Okehampton, the A30 etc.

The house is divided into two and is suitable for multi-generational living or as a home with income. The main house consists of a hallway leading to a beautifully light and spacious open plan living room with dining and sitting areas with French doors opening to the terrace and gardens and fully fitted kitchen with breakfast bar. Also off the hall is the study, with French doors to the terrace and garden, which could serve as a fourth bedroom, and the downstairs bedroom/bathroom suite.



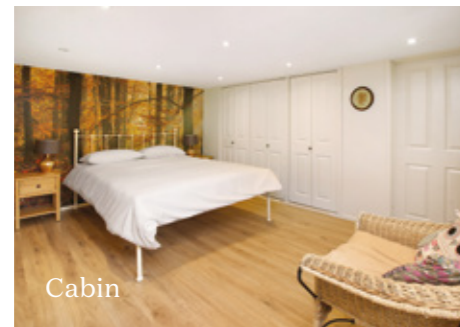


Stairs rise to the first floor with the principal bedroom with en suite shower room and dressing room with bath with view through a full height window overlooking the gardens and an extensive range of built in wardrobe cupboards. There is also a guest bedroom/shower room suite.

The adjoining annexe has a large, light sitting room with French windows to the terrace and gardens and steps to the kitchen/dining room with fully fitted kitchen. Stairs rise to two bedrooms and a bathroom on the first floor.

Outside, broad paved terracing wraps around the house and with access via French doors from the main house and annexe living and sitting rooms, and providing delightful outdoor sitting and dining areas.





A separate driveway leads around to a charming timber clad cabin, beside and to the rear of the house, with open plan kitchen/dining/sitting room, utility room, bedroom, shower room and further paved terrace area adjacent.

To the rear of the house are extensive landscaped gardens with lawns and a plethora of ornamental trees providing a delightful setting for the house and benefiting from lovely views.



The entrance leads into a broad parking and turning area at the front of the house and there is a useful range of outbuildings and stores.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage. Central heating.

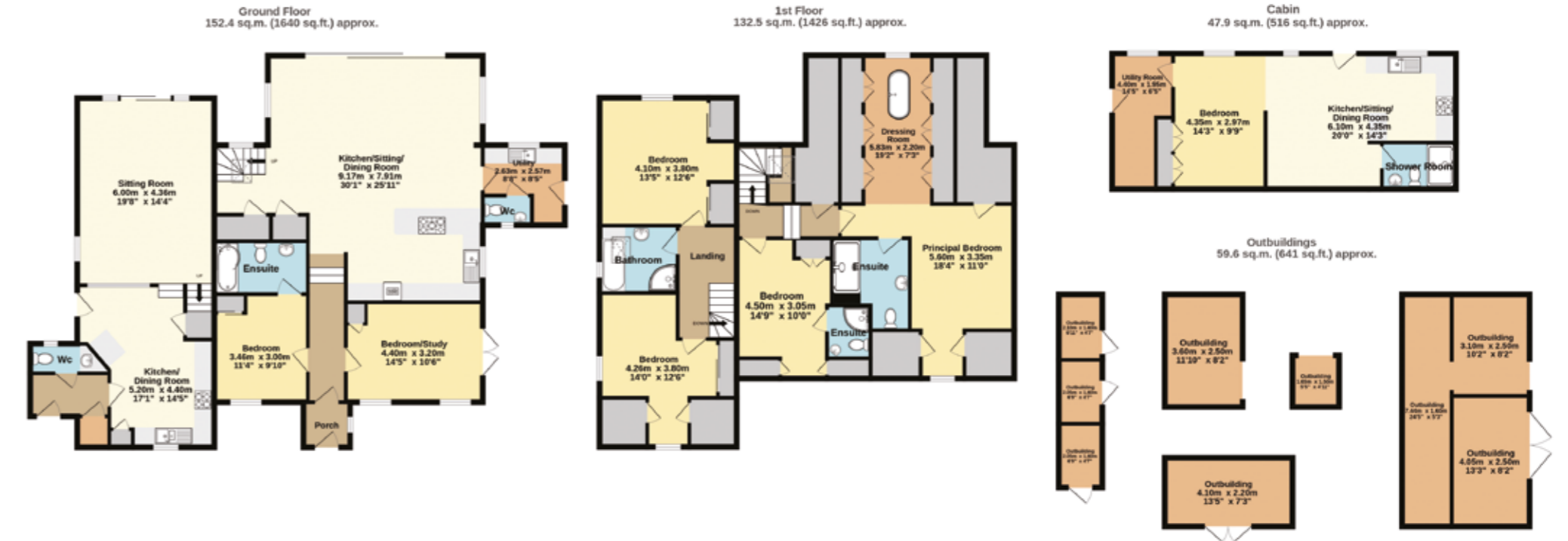
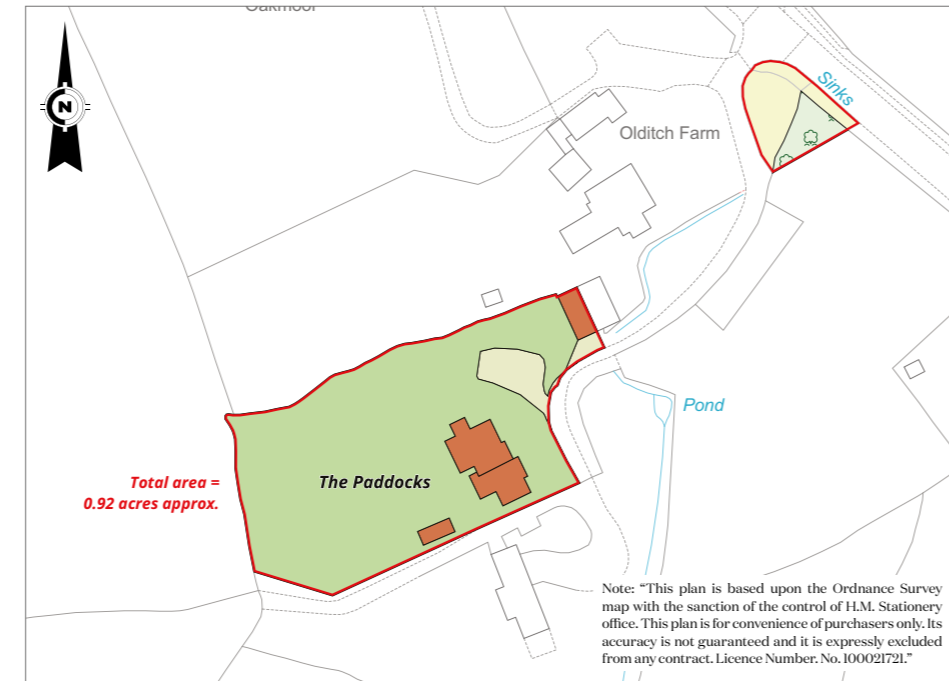
Local Authority: Dartmoor National Park Authority: 01626 832093

EPC: C

Council Tax: The Paddocks – Band C

Annexe – Band B

Directions: EX20 2NT. What3Words ///guests.curtail.mess



Approximate Gross Internal Area
392.4 sq m (4223 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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