



**fowlers**  
properties

**Lynwood**  
Moretonhampstead, Devon TQ13 8PP

**£675,000** Freehold



### The Property

Lynwood is located only about 1 mile from Moretonhampstead in beautiful countryside and elevated to enjoy fabulous views across the Dartmoor countryside as far as Haytor. It sits on a big garden plot of approximately 0.7 acres with a patio, summerhouse, some outbuildings, a vegetable garden and an extensive lawn. The accommodation comprises an entrance lobby/utility room, a recently refitted kitchen/dining room with Stanley range for cooking and central heating, a study area, sitting room with wood burner and French doors to the garden, three double bedrooms, two w.c.'s and a shower/bathroom. It is double glazed to almost all windows and all exterior doors. The property is offered in good decorative condition and is ideal for a family or couple and especially keen gardeners and those who appreciate truly great views. A single planning permission was granted to build the utility room and a 'granny annexe'. The utility room was built and the annexe remains to be built if required. The Fowlers strongly recommend viewing this lovely home.

### Situation

Lynwood is set in an elevated position enjoying glorious views across the Dartmoor National Park to Haytor. It is about 1 mile from Moretonhampstead where there is a wide variety of day to day and specialist shops, two pubs and a hotel, cafes, restaurant, a Primary school and pre-school, a Parish church and chapel and surgeries for doctor, dentist and vet. The area is criss-crossed by numerous countryside and woodland walks and the open 'high' moor is only a short drive. The A30 and A38 dual carriageways are each about 8 miles away and Exeter is only 12 miles away along the B3212.

### Services

Mains electricity. Water is by a private supply. Oil is by private contract. The septic tank has been surveyed and is compliant with the Environment Agency 2021 Binding Rules.

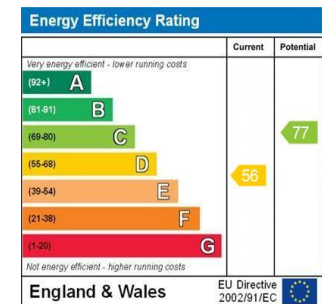
### Council tax band

Band D

### Directions

From the centre of Moretonhampstead take the A382 to the mini roundabout at Chagford Cross in the outskirts on the town. Take the third exit and then after about 200 metres take the lane to the left. Follow this lane for about three quarters of a mile to Sandhill Cross and turn right. Lynwood is the second home on the left and there should be plenty of space on the parking area at the front of the bungalow.

- A smart detached bungalow in Dartmoor countryside with glorious moorland views
- Approx. 0.7 acres of garden with useful outbuildings
- Plenty of parking
- Utility/entrance lobby
- Kitchen/dining room with range
- Sitting room with wood burner and wonderful views
- Two w.c.s and separate shower/bathroom
- Three double bedrooms
- Double glazed to most windows and all doors
- About 1 mile from Moretonhampstead town square



### Entrance lobby/utility room

A upvc double glazed front door leads in from the path by the driveway. This room is floored with a wood effect laminate and it has plenty of space for coats and boots as well as fitted base and wall cabinets with roll top stone effect worktops, tiled splashbacks and a single drainer stainless steel sink with mixer tap and spray attachment. There is a undercounter space for a dryer and washing machine and for freestanding freezers. There are six LED downlighters, a broad upvc double glazed window and panelled doors to the w.c. and to the kitchen/dining room

### Cloakroom/W.C.

Fitted with a low level w.c., two ceiling light points, a wood effect laminate floor, extractor fan and plenty of space for coats and wellies. A upvc double glazed window is side facing.

### Kitchen/dining room

A double aspect room with two upvc double glazed windows looking out to the garden. There are six LED ceiling recessed spotlights, a ceramic tiled floor and a smart range of recently refitted base and wall cabinets with hardwood effect roll top work surfaces, tiled splashbacks and worktop lighting. Fitted appliances include a four ring induction hob, single fan oven and grill, a built-in microwave and a floor mounted oil fired Stanley range for cooking and central heating. There are plenty of cupboards and drawers including a pull-out, shelved larder cupboard. A doorway leads to the inner hall and study area.





#### Inner hall

At the core of the property this links all the principal rooms and has panelled doors to all rooms, a double panel radiator and a built-in airing cupboard with insulated hot water cylinder and immersion heater.

#### Study area

Currently open to the inner hall, this space has a upvc double glazed window and space for a desk and some shelving.

#### Sitting room

At the far end of this room is a upvc double glazed full-height bay with a pair of French doors to the patio and two side windows. It enjoys great views across the garden to the beautiful surrounding countryside and across Dartmoor to Haytor. There is a granite fireplace and hearth with fitted wood burning stove, the ceiling is coved and there is a central ceiling light point and a single panel radiator.

#### Bathroom

This is both a bathroom and wet room with a ceramic tiled floor and shower area with integral drain. The walls are fully tiled and the shower recess has a Triton electric shower unit and its own single glazed obscure window. The bath is wood panelled and has a shower/mixer tap, and there is a low level w.c. and vanity unit and cupboard with a white porcelain bowl and mixer tap on top. The towel rail is plumbed and there is a pendant light point and a single glazed obscure window.



### W.C.

Adjacent to the bathroom is a further w.c. with fully tiled walls, a ceramic tiled floor, a pendant light point and an extractor fan.

### Bedroom 1

A double aspect room with two upvc double glazed windows and great views across the Dartmoor countryside to Haytor. It has a coved ceiling, a pendant light point, single panel radiator and space for a king size bed and wardrobes.

### Bedroom 2

A double aspect room with two upvc double glazed windows. It has a pendant light point, a single panel radiator and space for a king size bed and wardrobes.

### Bedroom 3

A modest double bedroom with a upvc double glazed window looking out across the garden to the Dartmoor countryside and Haytor. It has a pendant light point.





### *Exterior*

The entrance to Lynwood leads into a large parking and turning area with ample space for 3/4 cars and a motorhome. A path leads to the main entrance door and to the side of the property where there is a large gravelled sitting area. To the other side of the residence is a paved patio which extends around to the French doors to the sitting room. Beyond the sitting areas is 0.7 acres of delightful garden which is mostly laid to lawn and from where you can enjoy the terrific views. The garden is bounded by a granite wall, post and wire fencing and a close boarded fence and the boundaries are quite obvious. Set within the garden is a summerhouse (7'4 x 7'/2.23m x 2.13m), a fenced 12m x 16m vegetable garden with an adjacent quad bike garage (12'5" x 8'3"/3.78m x 2.51m) and a potting shed (12'9" x 11'4"/3.88m x 3.45m). The garden has enormous scope for keen gardeners.

### **Shed 1**

14'7" x 8'2"/4.44m x 2.48m. This is a block built shed with power and light and a broad window looking out to the garden.

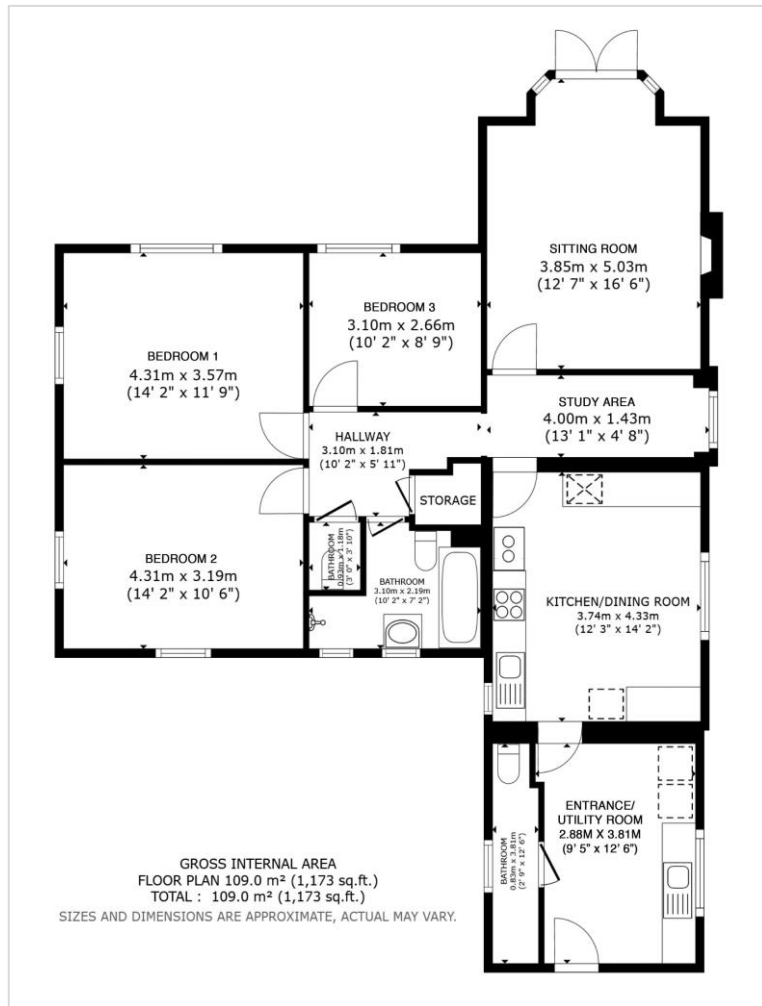
### **Shed 2**

9'5 x 8'3/2.87m x 2.51m. This is a concrete pre fabricated construction with a metal roof and space for a lawn tractor and other garden machinery. It has a metal up and over door.

### **Shed 3**

21'7 x 10'/6.57m x 3.04m. A timber framed wood shed open at one end.





### VIEWING BY APPOINTMENT ONLY

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