

The Old Granary

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Broadwoodkelly, Winkleigh, EX19 8EH

Okehampton 10 Miles, Winkleigh 3 Miles, Exeter 22 Miles.

A well presented three bedroom property with off road parking and gardens.

- Modern Bespoke Kitchen/Dining Room
- Three Bedrooms
- Off Road Parking
- Semi Rural Edge Of Village Setting
- Council Tax Band D
- Dual Aspect Sitting Room With Gas Stove
- En Suite And Bathroom
- Front And Rear Gardens
- Freehold
- EPC Band E

Guide Price £350,000

SITUATION

The property occupies an attractive semi rural setting just outside the village of Broadwoodkelly. Surrounded by attractive rolling Devonshire countryside, The village is within easy reach of the larger community of Winkleigh, offering a good range of facilities, including village store/post office, butchers, primary school and two public houses . The town of Okehampton is within easy reach and is situated on the Northern fringes of the Dartmoor National Park. The town has a comprehensive range of shops, educational, recreational and leisure facilities. The Dartmoor National Park is famed for its hundreds of square miles of unspoilt scenery with many opportunities for riding, walking and outdoor pursuits. From Okehampton there is direct access, via train to Exeter and beyond, or via the A30 dual carriage way, to the Cathedral City of Exeter with its M5 motorway, mainline rail and international air connections. This particular part of Devon is well known for its unspoilt countryside and there is comparatively easy access to the North and South coasts with attractive beaches and delightful coastal scenery.

DESCRIPTION

A charming three bedroom end of terrace former barn, believed to have been converted in 1990 and located on the edge of this popular rural village. The property is offered in good decorative order throughout and benefits from independent electric heaters and double glazing. Since the present vendors occupation, the property has undergone significant improvement, these works include a bespoke modern kitchen, en suite and family bathroom. Externally the property benefits from a rear courtyard and front patio area, whilst opposite is off road parking and the main garden area.







ACCOMMODATION

Via double glazed door to ENTRANCE HALL: With space for coats, shoes etc. Glazed door to INNER LOBBY: With staircase to first floor, understairs cupboard and access to the SITTING ROOM: Dual aspect double glazed windows. Feature brick fireplace with timber mantle and inset bottle gas fired stove. Beamed ceiling. Independent electric heater. KITCHEN/DINING ROOM: A lovely modern bespoke kitchen comprising a range of base cupboards and drawers with timber work surfaces over and inset sink and drainer. Space and plumbing for slimline dishwasher, space for washing machine, tumble drier and fridge/freezer. Space for range style cooker with extractor hood over. Beamed ceiling. Double glazed double doors to the front and rear.

FIRST FLOOR LANDING: Door to airing cupboard containing the hot water system. Doors to, BEDROOM 1: Window to the front with attractive views over the surrounding countryside. Independent electric heater. Door to EN SUITE: Large walk in shower cubicle with mains fitted shower, WC and vanity wash basin. Heated towel rail and opaque window to rear. BEDROOM 2: Window to the front with countryside views. Independent electric heater. BEDROOM 3: Window to the front with countryside views. Independent electric heater. FAMILY BATHROOM: Panelled bath with mixer tap and shower attachment, WC, wash basin with light/mirror over. Heated towel rail. Opaque window to the rear.

OUTSIDE

Immediately to the front of the property, a gate opens to the house and an attractive front courtyard area, being paved, enclosed by a stone wall and being south facing. On the other side of the 'no through road' lane is a gravelled parking area for approximately 3 vehicles. A gate then opens to a further garden area, laid to level lawn with flower/shrub borders, a paved seating area and GARDEN SHED. Immediately to the rear is a largely paved courtyard, perfect for pots etc and with exterior tap.

SERVICES

Mains electricity and water. Shared sewerage treatment plant drainage (in neighbours garden)
Mobile Coverage: EE and 3 Good outdoor. Vodafone and 02 variable outdoor. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.
Broadband Coverage: Superfast in area upto 73 Mbps. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

DIRECTIONS

For SAT NAV purposes, the postcode is EX19 8EH.
what3words name.marsh.timeless



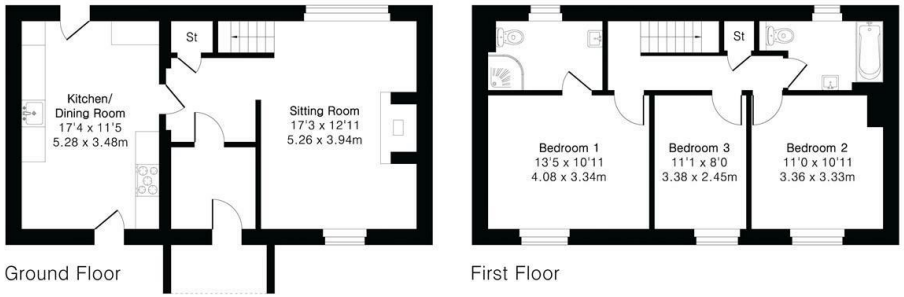




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Approximate Gross Internal Area 1132 sq ft - 106 sq m
Ground Floor Area 566 sq ft – 53 sq m
First Floor Area 566 sq ft – 53 sq m

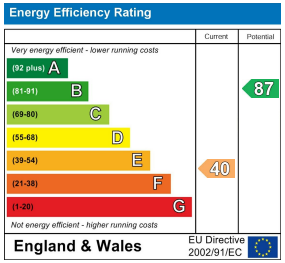


PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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