



OKEHAMPTON

OFFERS OVER **£550,000**

Substantial 6 Bedroom House + Coach House

 6 Bedrooms

 5 Bathrooms

 4 Reception Rooms

 EPC Rating: B (81)

MILLER TOWN & COUNTRY
exp UK



- » Nearly 3,000 sq ft of Accommodation
- » Includes Converted Coach House
- » 6 Bedrooms & 5 Bathrooms
- » Large and Inviting Reception Spaces
- » Attractively Decorated Throughout
- » Private Driveway Parking
- » Just Steps from Town Centre & Park

The Property

This spacious semi-detached house is set over 3 floors and provides extraordinarily versatile living space in a convenient town centre location. In the past there has been an integral ground floor flat that now forms part of the main house, but this could be reinstated subject to any necessary consents. The property features high ceilings, large double glazed windows and well proportioned rooms, and the converted coach house provides flexible space that has a variety of uses. There is a garden to the rear, and there is private driveway parking - a huge bonus in this location. In addition the property includes a solar panel array with feed in tariff and solar hot water system, and these along with other energy upgrades have resulted in an outstanding B (81) energy performance rating.



Location

The property is located in the vibrant town of Okehampton, on the lower level of Station Road which boasts some of the most impressive and desirable homes in the town. It is only a short level walk to the town's amenities, including 3 supermarkets and a wide variety of independent shops and services. The train station is approximately 1/2 mile away, which offers service to Exeter and onward to London Paddington.





Not to Scale. Produced by The Plan Portal 2024
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Location (cont)

The town has primary and secondary schooling available, as well as a large Edwardian Park, all of which are a short walk away.

Ground Floor

- Reception Room 2 16'1" x 13'8"
- Bedroom 6/Study 16'1" x 9'0"
- Bedroom 3 11'9" x 10'6"
- Bedroom 5 10'6" x 9'1"
- Shower Room 7'7" x 7'0"
- Utility 11'11" x 8'3"

First Floor

- Kitchen/Diner 22'1" x 14'6"
- Living Room 16'2" x 13'10"
- Bedroom 4 12'1" x 8'6"
- Cloakroom 4'4" x 2'5"

Second Floor

- Bedroom 1 16'1" x 10'8"
- En-Suite 6'8" x 3'11"
- Bedroom 2 14'7" x 9'10"
- En-Suite 9'10" x 7'1"
- Bathroom 11'7" x 6'6"

- Coach House 24'0" x 18'11"
- Shower Room 13'5" x 7'6"

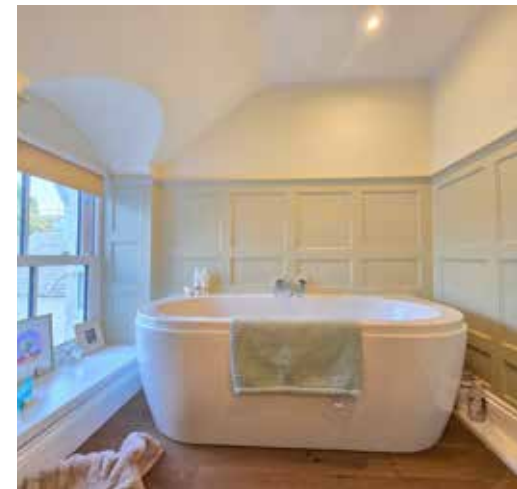
Services: Mains electricity, gas, water and drainage.
Broadband connected. Solar panels installed

Council Tax Band: C

Tenure: Freehold

Accommodation

The primary living space of this beautiful home is on the first floor, with the 22'1" x 14'6" kitchen / dining room at the heart of the home. This spacious room includes a large central island with breakfast bar and dual aspect windows, and there is even a television hidden behind a mirror in the dining area that stays with the property! Also on this floor are the formal living room, with two large windows to front, a double bedroom and a WC. On the ground floor is an additional reception room to the front which is currently set up as a bar, but offers the opportunity for different members of the family to retire to their own spaces. There is also an entrance lobby with space for shoes and coats, 3 double bedrooms, a large shower room and a utility giving access to the rear garden. Up on the second floor are the two primary bedrooms, both with en suites, and bedroom 1 includes a walk-in wardrobe. There are also roof top views from bedroom 1 across town and to the hills beyond that you can take in as you rise from bed in the morning. The family bathroom is also on the second floor and includes a bath that has been sited to take in the views of the surrounding hills while soaking away.







Outside

The property has the enviable benefit of private driveway parking to the side, with an EV charging point installed. To the rear is an astroturfed garden, and a large covered outdoor entertaining space on the ground floor of the coach house. There is also a kennel within the ground floor of the coach house that could easily be used as a workshop for the hobbyist. For additional outside space, you can walk to Simmons Park in just minutes, where there are large expanses of open space, a tranquil river walk, playgrounds and playing fields.





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