



STAGS

Keasts

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Southerly, Sourton, Okehampton, EX20 4HG

Okehampton 7 Miles Tavistock 9.5 Miles A30 1.5 Miles

- Detached Period House
- Formerly Two Cottages
- Four Bedrooms
- Spacious Reception Rooms
- Large Gardens
- Nearby Paddock, just under 2 Acres
- Fringes of Dartmoor
- No Forward Chain

Guide price £415,000

SITUATION

Keasts is situated on the very fringes of the Dartmoor National Park, south of Sourton and Bridestowe. From the property, the boundary of the National Park is literally across the road, as is one of several tracks leading directly onto the high moor, providing direct walking and outriding. The nearby village of Bridestowe, offers an excellent range of local facilities, including a primary school, post office/stores, village inn and community centre. The town of Okehampton, is within easy reach, again with a good range of shops and services, three supermarkets including a Waitrose and schooling from infant to sixth form level. The Dartmoor National Park is famed for its hundreds of square miles of superb unspoilt scenery, with many opportunities for riding, walking and outdoor pursuits. In addition, to access to the moor, Keasts also enjoys easy access to the Granite Way, providing miles of cycling and walking.

DESCRIPTION

Keasts was formerly two cottages, which have been incorporated into one spacious dwelling, which offers versatile accommodation. There are two internal staircases, allowing for the property to easily be divided into house and annexe, or indeed for the provision of separate B&B/guest accommodation. The property is extensively double glazed and benefits from solid fuel heating, supplemented by solar thermal panels, together with solar pv, supplementing the electricity supply. The property has been extended within recent years and retains a good degree of original character. Externally there are large areas of adjoining garden, garage and other buildings, extending to approximately 0.7 of an acre. There is the benefit of a further pasture paddock with separate road access, being a few steps away from the property and extending to approximately 1.1 of an acre. The property is ideal for those seeking a smallholding and the present owners have kept sheep and poultry, whilst growing vegetables and cheese making. Alternatively, the property would suit those with equestrian interests, the paddock being ideal for a pony and enjoying absolutely superb Dartmoor outriding. ENTRANCE PORCH: Tiled floor, part glazed door to: KITCHEN/DINING ROOM: Kitchen Area, recently re-fitted with a range of cream units, slate worksurfaces, range of base and wall cabinets, single drainer sink, plumbing for appliances. Slate flagstone floor with underfloor heating. Stairs to first floor and understair larder. DINING AREA: Window to front with bench seat. Granite inglenook fireplace with fitted Rayburn, clove oven. Built in cupboard housing hot water cylinder (the Rayburn is supplemented



Detached period house with gardens and paddock approaching 2 acres.





by solar panels) to provide hot water and radiators. Slate flagstone flooring with underfloor heating. LIVING ROOM: Two windows to front and french doors to SUN ROOM: Two radiators. Fireplace with decorative french solid fuel stove. Reclaimed Douglas Fir flooring.

SUN ROOM/GARDEN ROOM: Fully glazed with full height glazed screens, enjoying a sunny aspect overlooking the gardens, two roof lights, french door to garden, paved floor, timber ceiling with recessed lighting, rear lobby with stairs to First Floor. UTILITY ROOM: Stainless steel sink with mixer tap and timber drainer. Stainless steel folding work surface, plumbing for washing machine, part glazed door to rear, tiling to walls. CLOAKROOM: Having WC, corner hand basin with mixer tap. FIRST FLOOR. MAIN LANDING: Stairs from Living Room. BEDROOM 1: Window to front. Vent for air circulation system, reclaiming heat from the adjoining Bathroom. A large wall mirror, slides to give access to a built-in walk-in wardrobe, access to insulated roof space. BEDROOM 4: Window to front. Electric panel heated, solar panel controls. BATHROOM: Recently re-fitted to a high standard. Bath with wall mounted mixer controls. Twin basins with mixer taps and mirror cabinets above. Fully tiled shower cubicle with mixer shower fitment and screen door. WC with concealed cistern. Heated towel rail, thermo glass wall mounted heater. Two velux double glazed roof lights, tiled floor circulating air vent. SECONDARY LANDING: (Stairs from Kitchen/Dining Room). BEDROOM 2: Window to front, built-in wardrobe, electric panel heater. BEDROOM 3: Window to front. Electric panel heater. SHOWER ROOM: Tiled shower cubicle with electric shower unit. Wash basin, low level WC. Mirror cabinets and shelving. Heated towel rail. Convector heater.

OUTSIDE:

From the road, a driveway leads along the side of the house and down to a parking area/driveway and DETACHED GARAGE: 12'7" x 11'6" with adjoining workshop/store with power and light connected. Immediately to the front of the house is a paved patio and front garden with a variety of trees, conifers and shrubs, enjoying a southerly aspect. Outside WC and external sink and water supply. Adjoining the side of the house is a large galvanised iron store. Further garden area with a variety of fruit trees and bushes. SUMMER HOUSE/STORE 17'9" x 10'4" with power, light and water connected. This building could also be a potential studio and there is an adjoining patio area to the front overlooking a large pond. Adjacent is a large covered STORE AREA, currently used as a Forge. Beyond the pond is a vegetable garden area with six beds and further pond, fence surround and outside tap. Further garden area with fruit trees, directly adjoining open fields with attractive rural aspect. To the side of the house is a further garden area, laid to lawn. Adjacent is a timber shed and aluminium framed GREENHOUSE 8 x 6. POLYTUNNEL and six raised beds. Access to the rear of the house, currently used for keeping poultry, but which could be cultivated if required. Adjoining LOG STORE. The gardens total approximately 0.7 of an acre.

A short distance from the house and gardens and accessible via a pathway along the verge is an excellent pasture paddock of approximately 1.1 acres. The paddock is accessible from the road via a farm gate and there is a hardcore area for parking vehicles, horse box etc and a FIELD SHELTER. The paddock itself is bordered by fencing and mature trees. The paddock is ideal for keeping a pony or for general stock grazing and literally across the road from the gate is a track giving pedestrian and riding access onto the open moor.

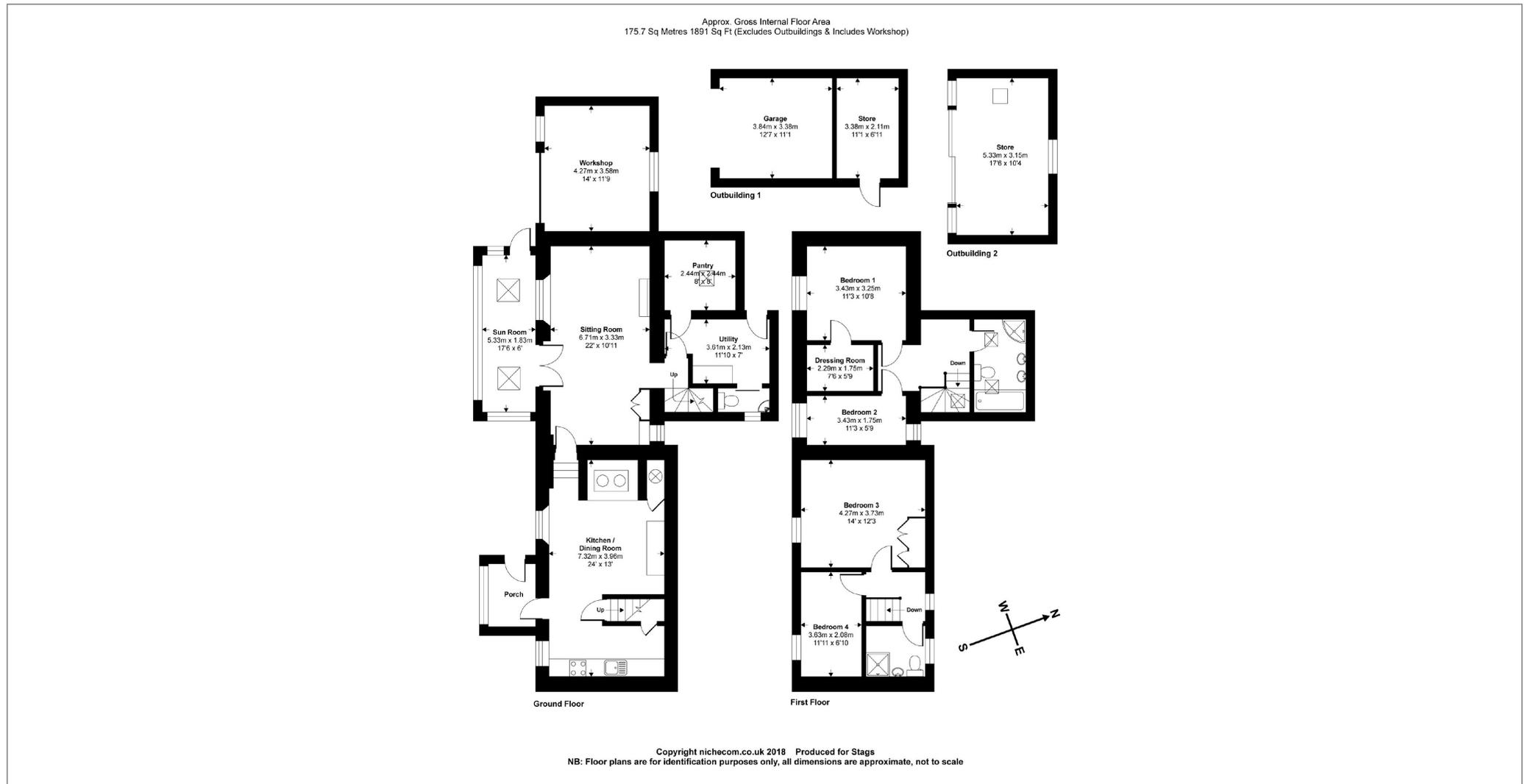
DIRECTIONAL NOTE

From Okehampton, proceed out of the town in a southerly direction, heading towards Tavistock. After approximately 3 miles turn right onto the A30 dual carriageway and at the first exit at the top of the hill, turn left signposted to Tavistock/A386. At the junction, turn left proceeding through the village of Sourton and continuing through Lake, passing the Bearslake Inn on the left hand side. Continue for approximately a third of a mile, where upon Keasts will be found upon the right hand side.

SERVICES

Mains Electricity and Water. Private Drainage.





These particulars are a guide only and should not be relied upon for any purpose.



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