



THRUSHELTON, LEWDOWN

Guide £650,000





THRUSHELBALL

Thrushelton, Lewdown, Okehampton EX20 4QY

*Charming Grade II Listed cottage in approximately 3.5 acres
In this quiet and peaceful hamlet*

Presented to High Standard

Four Bedrooms

22ft Sitting Room with Feature Fireplace

17ft Country Style Kitchen

Gardens, Paddocks and Woodland

Workshop & Barn with Potential

Guide £650,000



**Unit 17 Charter Place,
Red Lion Yard,
Okehampton,
Devon,
EX20 1HN**

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SITUATION AND DESCRIPTION

This fine property is situated in the quiet and peaceful hamlet of Thrushelton. The hamlet has a small number of quality properties and a very pretty church, with the village of Lewdown approximately one mile away.

Lewdown is conveniently located on the former A30 between the towns of Launceston and Okehampton. It has a village shop/Post Office, village hall and cricket pavilion, public house and a primary school. St George's Church at Thrushelton is visible from the property and grounds and is only 0.2 mile away. The towns of Tavistock, Launceston and Okehampton (approximately 12, 10 and 10 miles distant) all provide a wide range of shops, together with educational and recreational facilities. The village is very convenient for access to the A30 dual-carriageway leading to both Exeter and the M5. The cities of Exeter and Plymouth (approximately 30 and 25 miles away) with Exeter having an international airport and Plymouth having a cross channel ferry service to France and Spain.

A charming detached Grade II Listed Cottage, presented to a very high standard both internally and externally. The property is situated at the end of its own private lane, with no near neighbours, and surrounded by 3.5 acres of land, comprising two paddocks, formal gardens and a pretty stream and large pond, flanked by a small amount of woodland, making an idyllic area to encourage wildlife and where one can enjoy peace, privacy and seclusion. The accommodation comprises: entrance porch; sitting room with feature fireplace and woodburner, dining room with further feature fireplace and woodburner, a lovely country-style kitchen, boot room and adjoining ground floor shower room. To the first floor is a landing with doors leading to four good sized bedrooms, a family bathroom and a further WC room. There is oil-fired central heating and further underfloor heating to the kitchen, boot room and shower room.

There is a large workshop and adjoining large barn, with power and lighting connected, These are currently used as garaging and storage, but could offer a multitude of uses for the prospective purchaser, including work from home office, studio, secondary accommodation etc, subject to the necessary planning consents being granted.

We are delighted to be appointed as sole agents for the sale of this wonderful property, which needs to be viewed, to fully appreciate the quality, and also the full extent of its peace, quiet and complete privacy.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves. The accommodation, together with approximate room sizes, is as follows:

ENTRANCE PORCH

Wooden entrance door with stained glass insert; courtesy light; window to side; tiled flooring; leading into:-

SITTING ROOM

22' 1" x 15' 5" (6.75m x 4.71m)

A delightful dual aspect room with deep silled windows with window seats to front and side; feature stone-built fireplace with breadoven, flagstone hearth and fitted woodburner; exposed timber ceiling beams; radiator; built-in bookshelving; latch door to:-

DINING ROOM

15' 6" x 13' 4" (4.73m x 4.07m)

A cosy dual aspect room to the front with window seat and rear with granite sill; feature stone-built fireplace with bread oven; tiled flooring; built-in storage unit with granite worktops; exposed timber ceiling beams; radiator; opening to:-





KITCHEN

17' 9" x 11' 11" (5.42 m x 3.65m)

A dual aspect country-style kitchen with windows to rear and side. A matching bespoke kitchen with wall and floor mounted units with wooden worktops over; Belfast sink with mixer tap; electric Rayburn with induction hob and extractor hood over; integrated dishwasher; underfloor heating; stairs to first floor landing; understairs storage cupboards; tiled flooring; stable door to:-

BOOT ROOM

14' 5" x 12' 2" (4.41m x 3.72 maxm)

Added to the property in recent years by the owners and an excellent addition to the property, with windows and doors to side and double doors leading to rear garden; underfloor heating; two built-in cupboards, one with space and plumbing for washing machine and tumble drier and the other being currently used as a study area. Door into:-

SHOWER ROOM

7' 3" x 4' 11" (2.22m x 1.51m)

High level cistern WC; shower cubicle with mains shower; wash hand basin; whitewash stone wall; non slip flooring heated towel rail; underfloor heating; velux window

FIRST FLOOR

LANDING

Large airing cupboard with light; window overlooking the rear garden with window seat; radiator; doors leading to;

BEDROOM ONE

15' 1" x 12' 4" (4.62m x 3.77m)

Dual aspect room with windows to front and side; built in wardrobe; ceiling beams; radiator; wash hand basin.

BEDROOM TWO

9' 7" x 16' 2" (2.93 widening to 3.67 m x 4.94m)

Window overlooking front garden; ceiling beams; radiator; feature fireplace.

BEDROOM THREE

19' 6" x 8' 3" (5.96 maxm x 2.52m)

Window to front garden; radiator.

BEDROOM FOUR

7' 4" x 10' 3" (2.25 narrowing to 1.66m x 3.13m)

Window overlooking rear garden; radiator.

BATHROOM

8' 7" x 7' 1" (2.62m x 2.18m)

Bath with mains shower over; low level WC; pedestal wash hand basin; window to rear; radiator; vanity light; shaver point.

SEPARATE WC

4' 9" x 2' 8" (1.46m x 0.83m)

Low level WC; wash hand basin; window to side.



OUTSIDE

The property is accessed via its own private lane with two paddocks to both sides of the lane, both with stock-proofed fencing perimeter and a mains water fed trough to one paddock and the other has a stream running to one boundary. There is a newly planted copse, consisting of approximately 70 trees.

As you approach the property there is a large parking area for numerous vehicles, which also give access to:-

BARN

44' 7" x 18' 2" (13.6m x 5.56m)

Double doors to front; power and lighting connected; mezzanine storage area; two windows to the rear; door to side; access to workshop.

WORKSHOP

19' 1" x 24' 2" (5.82m x 7.39m)

Workbench; storage cupboards; windows to both sides; power and lighting connected; woodburning stove.

TRACTOR SHED/ WOODSTORE

Open fronted with two bays with adjoining kennel.

GARDENS

There are lovely well-maintained gardens to all sides of the property, with some lovely seating areas where one can sit and enjoy views to the surrounding countryside, a sunny aspect or a shady corner. There are large areas of lawn with an array of well-tended flowerbed borders with a variety of species of flowers, shrubs, plants, bushes and trees.

To the rear of the property is a greenhouse and raised beds. From here there is a gateway and path that leads down to a pretty stream, which the owners of the property have created a lovely trail where one can walk and sit and enjoy the sights and sounds of the stream. The trail criss-crosses the stream and leads to a large well-stocked pond, which is a delightful haven for wildlife, and again a wonderful place to sit, or lie in a hammock, and enjoy the peace and tranquillity of the Devon countryside.

The grounds and gardens total approximately 3.5 acres and need to be viewed to be fully appreciated.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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SERVICES

Private drainage, mains water and electricity. Oil fired central heating with partial underfloor heating.

OUTGOINGS

We understand this property is in band 'F' for Council Tax purposes.

VIEWINGS

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371

DIRECTIONS

From our offices in Okehampton leave the town in a westerly direction, after approximately 3 miles join the A30 and leave at the next junction signposted Tavistock/Bridestowe/Lewdown etc. At the T junction turn right, then immediately left proceeding for 8 miles to the village of Lewdown. At the village school (Lewtrenchard) turn right, after 0.5 a mile turn left signposted Thrushelton, continue for 0.8 of a mile. At the T junction turn left continuing for another 0.2 miles where the property will found on the right hand side as identified by our for sale board

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Tel: 01837 52371
E: okehampton@mansbridgebalment.co.uk



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*** PL19, PL20, EX20**