




mansbridgebalment

THROWLEIGH

£415,000



ELVAN COTTAGE

Shilstone Lane, Throwleigh, EX20 2HX

A superb detached cottage situated close to the moors
with excellent views towards Dartmoor.

2 Large Double Bedrooms

Master Bedroom with Ensuite & Dressing Room

Private Enclosed Rear Garden

Off Road Parking

No Onward Chain

£415,000



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

mansbridgebalment.co.uk



SITUATION AND DESCRIPTION

Originally built in 1924 and used by the chauffeur working for the family of nearby Gorsemoor House, the original property was a single storey stone-built cottage which in 2012 was completely and lovingly extended and refurbished to a very high standard by its current owners.

The accommodation which is beautifully presented throughout briefly comprises entrance hall; a spacious sitting/dining room with feature stone-built fireplace and fitted woodburner; French doors lead to a conservatory which is an excellent addition to the property and offers lovely views over the garden, surrounding countryside and on to Dartmoor. Within the conservatory is another fitted woodburner ensuring that this room can be used year round. There is a high quality kitchen with integrated appliances including dishwasher, washing machine, fridge, combination oven and microwave. There is also an energy efficient oil-fired Stanley stove which, as well as being used for cooking purposes, also powers the central heating and provides domestic hot water. There is a ground floor bedroom with built-in wardrobes and a fully tiled ground floor shower room. To the first floor is a small landing and doors leading to an impressive master bedroom suite which is dual aspect and offers views to the surrounding countryside and Dartmoor to the front and rear. There is an extensive range of built-in furniture. Further doors lead to a spacious ensuite shower room and a study/dressing room. The property is presented to the highest of standards and has been tastefully modernised yet still retains much of its original character.

To the front of the property is a gravelled private driveway which is accessed via double wooden gates from the country lane with attractive stone wall borders and flowerbeds. The driveway provides off-road parking for four cars. Attached to the cottage is a large workshop/store with power and lighting connected with access to both front and rear. The rear garden is extremely private and offers lovely views over the surrounding farmland and nearby Dartmoor. The garden is predominantly laid to lawn with a small wildlife pond and a patio area where one can sit and enjoy some breathtaking scenery. There is also a useful wood store and metal storage shed. there is also a strip of woodland of approximately 120 metres in length towards the northern side of the property.

We are delighted to be able to offer this unique and rare property and viewing is highly recommended.

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:

Wooden front entrance door with courtesy light leading to:

ENTRANCE HALL

Window to front; radiator; cloaks cupboard with hanging space and shelving; electrical fusebox; thermostatic heating control; alarm keypad; feature partially exposed stonework walling; latch doors to:

SITTING/DINING ROOM

18' 7" x 13' 5" (5.68m x 4.11m)

A lovely triple aspect room with window to front; feature window to side and window to rear. Feature stone-built fireplace with fitted woodburner on slate hearth; TV and telephone points; radiator; Stairs to first floor landing. French doors to:





CONSERVATORY

16' 11" x 9' 10" (5.18m x 3.01m)

A lovely addition to the property offering superb far reaching views over the garden, surrounding farmland and nearby Dartmoor. Laminated wooden flooring; extensive window seats to sides with storage under; wall mounted lighting; fitted woodburner mounted on slate hearth; useful storage cupboard with shelving; doors to garden.

KITCHEN

13' 5" x 8' 7" (4.11m x 2.63m)

A country-style kitchen offering dual aspect with windows to front and rear. An extensive matching range of wall and floor mounted kitchen units with granite effect work surfaces with part tiled splashbacks; integrated dishwasher, washing machine and fridge; integrated combination oven and microwave; gas hob set into worksurface and attractive energy efficient Stanley stove which, as well as used for cooking, provides domestic hot water and central heating. One and a half bowl sink and drainer with mixer tap; TV and telephone points; radiator.

Returning to Entrance Hall further latch doors lead to:

BEDROOM TWO

11' 1" x 8' 10" (3.4m x 2.7m)

Window to front; radiator; double mirror doored wardrobe with hanging space and shelving; built-in drawer unit; wall mounted lighting; telephone point.

SHOWER ROOM

5' 6" x 5' 2" (1.68m x 1.59m)

A matching white suite comprising low level WC, wash hand basin set into vanity unit with storage under; large shower cubicle with mains shower fitted; fully tiled walls; heated towel rail; extractor fan; vanity light and shaver socket; tile effect flooring.

FIRST FLOOR

LANDING

Large feature window on stairs; hatch to loft space; mains fitted smoke alarm. Latch door to:

MASTER BEDROOM SUITE

18' 9" x 14' 11" (5.73m x 3.97m x 4.55m)

A superb dual aspect room with windows to front and rear, both offering far reaching views to the surrounding countryside and Dartmoor. An extensive range of built-in bedroom furniture including a 4-doored wardrobe with hanging space and shelving; built-in drawer unit and a further 3-doored wardrobe with extensive shelving; radiator; TV and telephone points; alarm keypad; half size door giving access to the loft space over the ground floor bedroom. This is fitted with light and boarding.

EN SUITE SHOWER ROOM

9' 1" x 8' 9" (2.79m x 2.69m)

Window to side; a matching white suite comprising WC set into vanity unit with storage, wash hand basin set into vanity unit with storage, large fully glazed shower cubicle with mains shower; fully tiled walls; heated towel rail; radiator; extractor fan; airing cupboard containing hot water storage tank and slatted shelving; vanity light and shaver socket.

STUDY/DRESSING ROOM

5' 11" x 5' 8" (1.81m x 1.74m)

A multi-purpose room currently used as a study but alternatively could be used as a dressing room or nursery. Velux window to front; radiator; TV and telephone point.

OUTSIDE

THE FRONT

The front of the property is approached by double wooden gates giving access from the country lane into a private gravelled driveway providing off-road parking for four cars. The front garden is bordered by attractive stonewalling with inset well maintained flowerbeds. Attached to the cottage is a:

WORKSHOP/STORE

15' 8" x 13' 8" (4.79m x 4.19m)

A substantial work/store area with power and lighting connected with access doors to both front and rear and fitted workbench.

REAR GARDEN

An extremely private, level, enclosed rear garden which is predominantly laid to lawn with a small wildlife pond. Leading from the conservatory is a patio where one can sit and enjoy some truly lovely views of the surrounding countryside and nearby Dartmoor. The garden is bordered by well maintained fencing and hedging as well as rear access to the workshop/store. There is a further metal Storage Shed and Log Store. There is an outside tap, power points and courtesy lighting and the oil storage tank.

There is also a strip of woodland of approximately 120 metres in length towards the northern side of the property.

AGENTS NOTE

The owner of the property has a Right of Way over the adjacent field, to the south western side to the gate leading to the public highway.

SERVICES

Mains water (metered), mains drainage, mains electricity, oil-fired central heating.

OUTGOINGS

We understand this property is in band D for Council Tax purposes (by verbal enquiry with West Devon Borough Council).

VIEWINGS

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

DIRECTIONS

From our offices in Okehampton leave the town in an easterly direction via East Street and onto Exeter Road, following the signs to Sticklepath and South Zeal, crossing over the A30 dual carriageway. Continue heading towards Sticklepath for a further 2.5 miles. Upon leaving Sticklepath you will pass the offices for Wain Homes and Owlsfoot Garage on your right hand side. Here turn immediately right, signposted to Throwleigh. Continue for a further 1.75 miles until you reach the centre of the village. Here you will see the Church on your right hand side. Take the turning to the right of the Church signposted Shilstone and proceed for a further one third of a mile whereupon the property will be found on the right hand side.

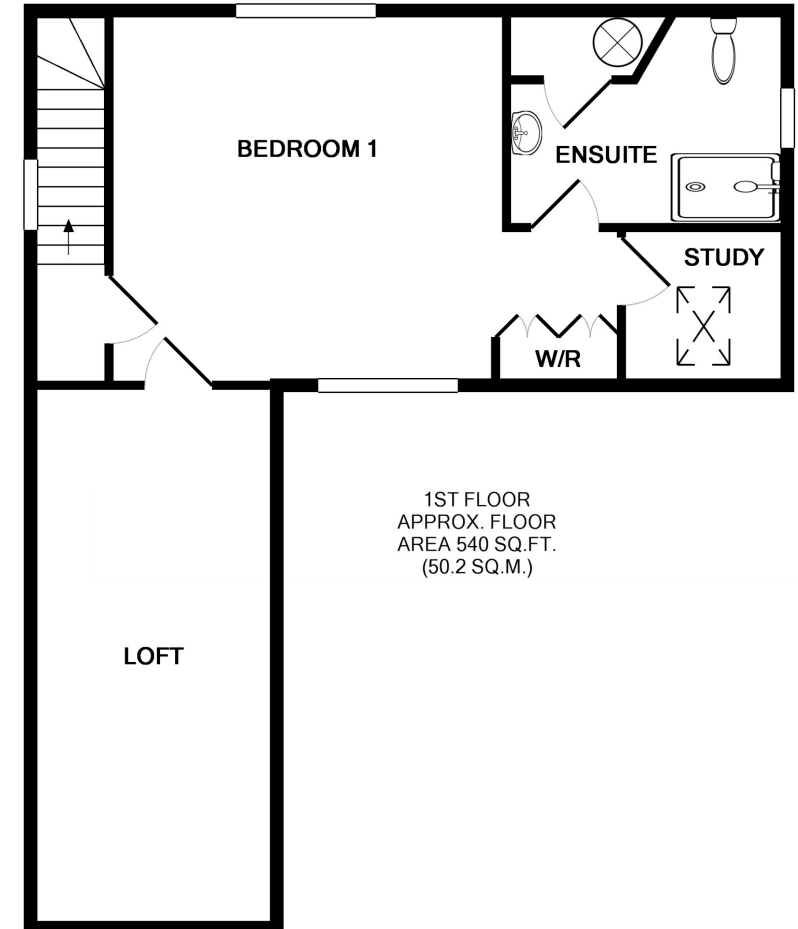
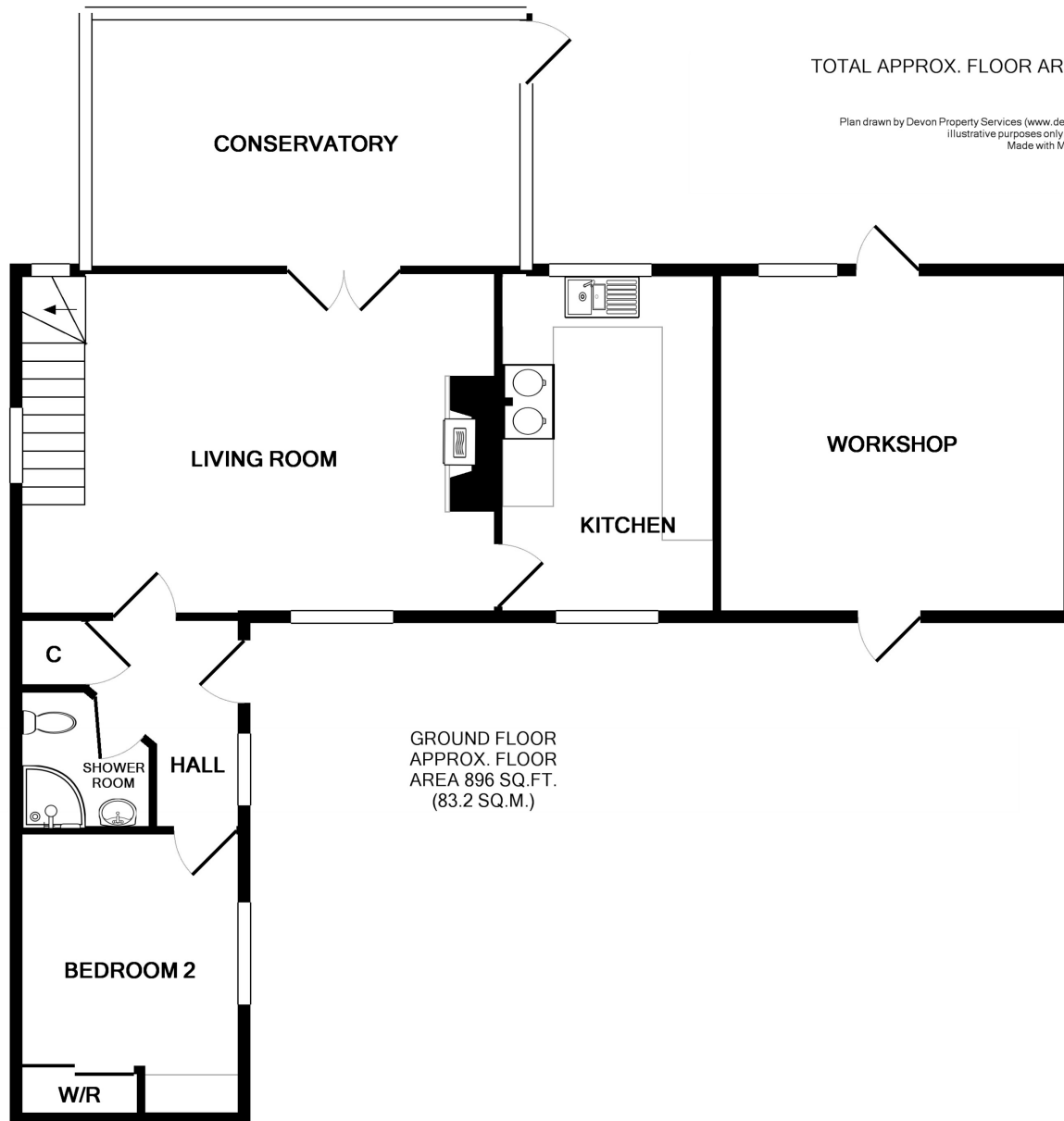
EPC Rating 60 Band D

O799



TOTAL APPROX. FLOOR AREA 1436 SQ.FT. (133.4 SQ.M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale.
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