



mansbridgebalment

BROADWOODKELLY OIRO £395,000





# Grattons Farm, Broadwoodkelly, Winkleigh EX19 8ED

## SITUATION AND DESCRIPTION

Centrally positioned in this prime countryside location, this fine detached bungalow represents a fine lifestyle choice as it's nestled in a quiet accessible road near the tranquil village of Broadwoodkelly. The accommodation is spacious and versatile, with the flexibility to be altered according to occupier's taste.

The village of Broadwoodkelly is within easy reach of the larger community of Winkleigh with good village school, shops and amenities and North Tawton are 1 mile and 4 miles respectively, with the former market town of Okehampton approximately 8 miles and 20 miles to the east, the Cathedral City of Exeter. The local bus service to Exeter and Okehampton are within a short walk from the end of the drive and Eggesford Station is approximately 5 miles away on the Barnstaple to Exeter line. Intercity high speed trains operate from Exeter St David to London (Paddington), the Midlands and the North of England. There is also a growing number of flights to UK and International destinations from Exeter airport.

Briefly the spacious accommodation comprises entrance hall, kitchen, sitting room, dining room, wet room, utility, three bedrooms, cloakroom and a separate detached office

## 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:

Double glazed main porch leads to:

### **ENTRANCE HALL**

Hooks for coats; radiator; doors to:

### **KITCHEN**

16' 11" x 11' 10" (5.16m x 3.62m)

Window to rear; double glazed door to outside; range; floor and wall units under roll top worksurfaces; integral dish-washer and fridge & freezer and tumble dryer; built-in double oven and microwave; LPG hob with hood and extractor fan over; one and a half bowl stainless steel sink and drainer with tiled splashbacks; ceramic tiled flooring; radiator.

### **SITTING ROOM**

20' 2" x 11' 9" (6.17m x 3.6m)

Dual aspect with patio doors to garden; feature stone fireplace with stone hearth; television point; two radiators; four wall light points.

### **DINING ROOM**

11' 9" x 11' 3" (3.6m x 3.45m)

Window to side; radiator.





#### **WET ROOM**

8' 3" x 8' 2" (2.53m x 2.49m)

Obscure window to front; panel ended bath; Mira electric shower; pedestal wash handbasin; fully tiled walls; low level WC; extractor fan.

#### **CLOAKROOM**

Obscure window to front; part-tiled walls; low level WC; wash handbasin; extractor fan; heated towel rail.

#### **BEDROOM ONE**

13' 3" x 11' 9" (4.06m x 3.6m)

Dual aspect television point; radiator.

#### **BEDROOM THREE**

9' 8" x 8' 3" (2.95m x 2.54m)

Window to front; radiator; television point.

#### **BEDROOM TWO**

15' 5" x 8' 11" (4.71m x 2.73m)

Dual aspect; radiator.



#### **OUTSIDE:**

Set down a private lane, the property is nestled neatly in its own generous grounds and in its entirety extends to just over two acres (approx.) and offers formal landscaped gardens blended with a mixture of pasture and paddock, all of which is surrounded by mature hedging and stone walling. There is a large area of hand standing to the front which is suitable for numerous motor vehicles and has the benefit of outline planning permission for a double garage.

#### **AGENT'S NOTE**

The property is subject to an Agricultural Occupancy Condition, Please contact our office for further information.

#### **SERVICES**

Mains electricity, 4kwh solar panels on the roof generating, we understand, about £600pa in Feed-in tariff, mains water, private drainage with septic tank and treatment tank, 2000 litre Calor gas tank (with telemetry for Calor to automatically refill as necessary - we understand that currently one tank full lasts about 10 months).

#### **OUTGOINGS**

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

#### **VIEWING**

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

#### **DIRECTIONS**

From our offices in Okehampton follow the signpost for Crediton and North Tawton via the B3215. Prior to arrival at North Tawton turn left following the sign for Winkleigh on the A3124. Continue for approximately 2 miles, turning left at the signpost for Broadwoodkelly. Then take the first left into Pattiland Farm, onto a private driveway where the property can be found on the left hand side clearly defined by our Mansbridge Balment for sale board.





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