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WALKHAMPTON OIEO £290,000





Stonecroft, Church Road, Walkhampton PL20 6JX

### **SITUATION AND DESCRIPTION**

An enviably located semi-detached house which backs onto fields, offering off-road parking, garage and views across this Dartmoor village.

The property was built, we understand, in 1988, has never seen the open market and has been extended by the current owners with a garden room in 2005. The situation of the property is a particular feature, positioned along a tranquil lane but still only a short walk to the centre of the village.

There is now a new mains gas central heating system which was only recently added and the owner has considered extending the living space into the loft area for further bedrooms (this would require relevant planning permissions etc). The property is well presented and benefits from PVCu double glazing and further insulation measures. The accommodation comprises porch, cloakroom, sitting room, kitchen/dining room and garden room. To the first floor are three bedrooms and a bathroom.

To the side of the house is a garage which provides a utility space and workshop. The rear garden is on two levels with a patio area for seating with steps up to the lawn and field boundary. There is also a useful garden shed.

### **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:

PVCu entrance door into:

#### **PORCH**

4' 3" x 4' 6" (1.3m x 1.37m)

Double door; coat and storage cupboard; doors off.

#### **CLOAKROOM**

5' 3" x 3' 5" (1.6m x 1.04m)

Obscured PVCu double glazed window; low level WC; wash handbasin with vanity cupboard.

#### **SITTING ROOM**

15' x 13' (4.57m x 3.96m)

Dual aspect PVCu double glazed windows to the front and views over the surrounding landscape; telephone and television point; door to:

#### **KITCHEN/DINING ROOM**

15' x 14' 2" (4.57m x 4.32m)

PVCu double glazed window to the rear garden and views across the field; fitted kitchen and worktops with breakfast bar; space for cooker and dishwasher; integrated fridge; Ariston extractor hood; spotlighting; ; stairs rise to first floor; double glazed patio doors to:





#### **GARDEN ROOM**

13' 6" x 8' (4.11m x 2.44m)

Double glazed windows and door to the rear garden, patio and views across the field.

#### **FIRST FLOOR:**

#### **LANDING**

PVCu double glazed window to the views across the lane; loft access with pull down ladder (loft has scope for conversion with relevant planning approval).

#### **BEDROOM ONE**

11' x 9' extending to 12' 8" (3.35m x 2.74m extending to 3.86m)

PVCu double glazed window to the rear garden and views over the field.

#### **BEDROOM TWO**

13' 6" x 7' 8" extending to 14' 10" (4.11m x 2.34m extending to 4.52m)

PVCu double glazed window to the views over the village; television point; built-in cupboard.

#### **BEDROOM THREE**

10' x 7' (3.05m x 2.13m)

PVCu double glazed window to side and views. Currently used as a study.

#### **BATHROOM**

7' 9" x 5' 10" (2.36m x 1.78m)

Obscured PVCu double glazed window to side; panelled bath with Triton shower over; low level WC; pedestal wash handbasin; heated towel rail.

#### **OUTSIDE:**

The property is approached from the driveway for the parking of a car in front of the garage flanked by an attractive flowerbed next to the front door. There is space in the lane for further parking. A side gate allows access to the rear garden and onto the patio with doors into the garden room and the garage. Steps rise to the top garden with lawn and established shrubs. The views from this area are lovely and extend up to the village church over a field where horses are currently grazing.

#### **INTEGRAL GARAGE**

18' 4" x 8' 3" (5.59m x 2.51m)

Wooden up and over door; utility area with space and plumbing for washing machine, tumble dryer and freezer; workbench; power and lighting; eaves storage; door and window to rear garden.

#### **SHED**

8' x 6' (2.44m x 1.83m)



**SERVICES** Mains electricity, gas, water and drainage.

**OUTGOINGS** We understand this property is in band 'C' for Council Tax purposes.

**VIEWING** Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

**DIRECTIONS** From the Yelverton office proceed to the village of Walkhampton via the B3212 towards Princetown. Upon reaching the village go passed the war memorial and the pub and take the right hand turning towards the church called Church Road. The property will be found on the left after a short distance past the old post office.



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TOTAL APPROX. FLOOR AREA 106.4 SQ.M. (1145 SQ.FT.)

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EPC RATING tbc

Y4154

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\* PL19, PL20, EX20