



Witherdon Lodge



# Witherdon Lodge

Germansweek, Beaworthy, Devon, EX21 5BR

Okehampton 10 miles - Exeter 36 miles - Launceston 13 miles

A delightful detached period lodge house enjoying just over 2.2 acres of beautiful gardens and grounds, offering exceptional privacy and wonderful wildlife

- Charming detached character lodge house
- Three bedrooms and two attractive reception rooms
- Double garage, two timber cabins and ample parking
- Planning permission granted for an extension
- Freehold
- Approximately 2.2 acres of stunning gardens
- Kitchen/dining room with Rayburn
- Rural setting with privacy and abundant wildlife
- Excellent access to the A30, Okehampton and Exeter
- Council Tax band - D

Guide Price £665,000

## SITUATION

The property enjoys a peaceful rural setting on the edge of the welcoming village of Germansweek, surrounded by beautiful Devon countryside. The village has a strong sense of community with an active parish, regular social events and local clubs bringing residents together throughout the year. The surrounding area offers an exceptional lifestyle for those who enjoy the outdoors. Nearby Roadford Lake provides sailing, kayaking, paddleboarding, fishing and scenic lakeside walks, whilst Roadford Forest offers miles of woodland trails ideal for walking, cycling and wildlife watching. The nearby countryside is renowned for its quiet lanes, farmland and easy access to both Dartmoor National Park and the North Cornwall coast.

Despite its idyllic setting, communication links are excellent. The A30 is within easy reach, providing swift access east towards Exeter and the M5 motorway, and west into Cornwall. The thriving market town of Okehampton is approximately 10 miles away and offers a comprehensive range of everyday amenities including supermarkets, independent shops, cafés, restaurants, schools, leisure facilities, a modern hospital, railway station with direct services to Exeter and beyond, together with access onto Dartmoor National Park.



## DESCRIPTION

Originally the lodge house for the manor, this delightful detached home is full of charm, character and warmth. Occupying an enviable plot extending to approximately 2.2 acres, the property is approached via double entrance gates, over a cattle grid, leading onto a sweeping concrete driveway which immediately creates an impressive sense of arrival. The house enjoys a wonderfully private setting, enveloped by mature gardens that have been lovingly created over many years. The grounds are a particular highlight, offering an ever-changing display of colour throughout the seasons together with a haven for wildlife including birds, bees, butterflies and hedgehogs. Internally, the accommodation combines period features with practical living. Oil-fired central heating, served by a Grant boiler, together with uPVC double glazed Anglian windows (with the exception of the original larder window), provide modern comfort, whilst original fireplaces, deep bay windows and traditional detailing preserve the home's character. Planning permission has been granted for an extension to one side of the property, creating a substantially larger kitchen/dining room together with a first-floor bedroom featuring a balcony, offering purchasers exciting scope to further enhance this property - plans can be viewed on the West Devon D.C planning portal under the application No 1764/25/HHO.

## ACCOMMODATION

A conservatory, with a wood burner, provides a welcoming entrance and enjoys delightful views across the gardens. A sliding door leads into a useful utility room/WC, fitted with slate work surfaces, a Belfast sink and plumbing for an automatic washing machine. The heart of the home is the attractive kitchen/dining room, fitted with solid wooden worktops, a central island, a ceramic sink and an oil-fired Rayburn which creates both warmth and character. A traditional larder houses the Grant oil-fired boiler. There are two beautifully proportioned reception rooms. The sitting room is particularly attractive, featuring a handsome stone fireplace incorporating the original cloam oven with wrought iron door, together with an LPG stove creating a cosy focal point. A beautiful bay window with fitted window seats and useful storage beneath enjoys a view over the front garden. The separate living room offers further generous reception space and has an attractive feature fireplace. There is solid wood door, opening into the rarely used porch, which opens out to further parking for the property. On the first floor are two generous double bedrooms, both enjoying delightful rural views across the surrounding countryside. The third bedroom is a comfortable single room, equally benefitting from attractive outlooks over neighbouring fields. The family bathroom has been modernised and comprises a white three-piece suite together with a separate shower cubicle.

## OUTSIDE

The gardens and grounds are undoubtedly one of the property's defining features and have been thoughtfully created to provide year-round interest and to be a haven for wildlife. Approached by a sweeping concrete driveway leading from double gates over a cattle grid, the property offers ample parking for numerous cars and a motor home, if required, together with a detached double garage. Two timber cabins, both supplied with electricity, provide excellent versatility for hobbies, home working or garden retreats. The beautifully established gardens have been lovingly nurtured and comprise numerous seating areas and patios, allowing enjoyment of the sun throughout the day. Mature camellias provide spectacular spring displays, complemented by climbing roses, fragrant jasmine, honeysuckle, acers and hydrangeas, together with an abundance of mature shrubs and specimen trees. A productive kitchen garden sits alongside a delightful "secret garden", complete with apple trees and its own secluded patio, creating a wonderfully peaceful corner in which to relax. Surrounded by mature trees, the gardens are a joy to behold.

## SERVICES

Main electricity and water. Private drainage via a septic tank. Oil fired central heating, LPG log burning effect stove. Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

## VIEWING

Strictly by prior appointment with the vendors' appointed agents, Stags.

## DIRECTIONS

From Launceston proceed east on the A30 and take the exit signposted Broadwoodwidge/Roadford Lake. Bear left and head towards Roadford Lake. Just before the lake, turn right signposted Bratton Clovelly, and follow this road and take the left turn signposted Germansweek. Follow this road, driving pass Roadford Forest and the far end of Roadford Lake, where Witherdon Lodge will be found on the left hand side, just passed the second turning right to Germansweek. What3words - dinner.rebounds.occupiers





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



**Approximate Gross Internal Area 1461 sq ft - 136 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 986 sq ft – 92 sq m  
First Floor Area 475 sq ft – 44 sq m  
Garage Area 448 sq ft – 42 sq m  
Outbuilding Area 272 sq ft – 25 sq m

For Identification only Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>41</b>	
(1-20) <b>G</b>			
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

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