

Heathfields

STAGS

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Hatherleigh, Okehampton, Devon, EX20 3LR

Hatherleigh 0.5 Miles, A30 9 Miles, Exeter 32 Miles.

A superbly presented and spacious, four reception room, five bedroom house with parking, garage and well maintained gardens. Offered with no on-going chain.

- KItchen/Breakfast Room
- Five Bedrooms
- Well Maintained Gardens
- Freehold
- EPC Band E
- Four Reception Rooms
- Town Edge Location
- Garage And Parking
- Council Tax Band E
- Chain Free

## Guide Price £530,000

### SITUATION

The property is situated towards the edge of the historic market town of Hatherleigh. The town has a traditional range of amenities including supermarket, shops, art gallery and cafe, together with post office and garage/supermarket. There are two public houses, a primary school, health centre, veterinary surgery and community market. There are various sporting facilities together with an excellent modern community hall. The larger town of Okehampton has an excellent range of shops and services, three supermarkets including a Waitrose and a range of locally and nationally owned shops and businesses. The town has a modern state of the art hospital, leisure centre and schooling from infant to A-level standard. From Okehampton there is direct access to the A30 dual carriageway providing a direct link west into Cornwall, or East to the cathedral and university city of Exeter, with its M5 motorway, main line rail and international air connections. The countryside around Hatherleigh is well known for its riding, walking and sporting facilities with fishing on the Torridge and walking and riding on the Tarka Trail and Granite Way. The north and south coasts of Devon and Cornwall are easily accessible with delightful beaches and attractive coastal scenery.

### DESCRIPTION

A fine example of a Grade II listed detached residence dating back to the mid C17 with late C20 origins. The property is offered in superb order both internally and externally and offers deceptively spacious and flexible accommodation. Original features remain throughout and include beamed ceilings, exposed timbers and feature fireplaces, these are complimented by a modern kitchen, shower and bathroom. The ground floor is particularly spacious, having four reception rooms a well fitted kitchen and shower/utility room, together with a ground floor bedroom. The first floor offers four bedrooms and a family bathroom. Externally are well tendered gardens, being largely laid to lawn with mature flower, shrub and tree borders. A driveway and parking area provides ample parking and there is a detached garage/workshop. An internal viewing of this delightful home is recommended.







## ACCOMMODATION

Via side door to ENTRANCE PORCH: Window to side, fitted shelving, multi paned door to KITCHEN/BREAKFAST ROOM: Well fitted with range of wall and base cupboards with worktops over and inset sink and drainer. Space for range style cooker with extractor hood over. Space for upright fridge freezer and integral dishwasher. Window to rear over looking the garden, tiled floor. Door to SNUG: Inglenook fireplace with bread oven and inset 'Clearview' multi fuel stove with slate hearth. Dual aspect secondary glazed windows with beamed ceiling and feature corner bench seat. Door opening to staircase to first floor. Door to ENTRANCE LOBBY: Door to front garden and door to dining room. From the Kitchen an INNER HALL: Doors to SHOWER/UTILITY ROOM: Fitted worktop with cupboards under and integrated washing machine and tumble drier. Pedestal wash basin, WC and shower cubicle with mixer shower. Tiled walls and window to rear. DINING ROOM: Feature recess display niche with light, secondary glazed window to front, open fireplace with timber mantle and grate. Beamed ceiling. SITTING ROOM: At the rear of the property with dual aspect windows and French doors to the garden. STUDY: Window to side aspect and fitted bespoke bookshelves/cupboards to one wall. Door to BEDROOM 5: Currently used a guest bedroom but suitable for other uses. Window to side aspect.

FIRST FLOOR LANDING: Exposed timbers, doors to BEDROOM 1: Dual aspect secondary glazed windows, exposed timbers. Ornate cast iron fireplace, access to loft space, fitted cupboard with light. BEDROOM 2: Dual aspect secondary glazed windows. Exposed timbers, access to loft space. BEDROOM 3: Secondary glazed window to front elevation. Exposed timbers. BEDROOM 4: Airing cupboard with hot water cylinder and linen shelving. Window to front elevation.
FAMILY BATHROOM: White suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin, WC. Tiled floor and walls. Window to side aspect.

## OUTSIDE

Approached via Runnon Moor Lane, a concrete drive to the side of the house provides parking for approximately four vehicles and gives access to the side porch. Adjacent is a GARAGE/WORKSHOP: Double doors to front, pedestrian door and window to side. Range of fitted cupboards and worktops, light and power connected. Gates from the drive open to both the front and rear. The front garden is largely laid to lawn with mature shrub and bush borders, enclosed by a low stone wall. A concrete path extends around to the front of the house, with a pedestrian gate opening to an additional off road parking area, with area of garden to the side. The main area of garden lies to the rear and backs onto open fields. Being primarily laid to lawn, bordered by shrubs, trees and bushes. Adjoining the garage/workshop is a seating area with raised flower bed surrounds. A concrete path adjoins the rear of the house where there is an external tap, oil fired boiler and oil tank. Like the house, the gardens have been delightfully maintained.

## SERVICES

Mains electricity, water and mains drainage. Oil fired central heating.
Broadband Coverage: Ultrafast available up to 1800Mbps (Information supplied by Ofcom)
Mobile Coverage: Vodafone, EE, 02 and 3 Good outdoor and in home (Information supplied by Ofcom).

## DIRECTIONS

From Okehampton proceed out of the town in a northerly direction following the A386 to Hatherleigh. At the mini roundabout on the edge of Hatherleigh, turn left towards Holsworthy, proceed up the hill past the industrial estate and take the next turning on your right into Runnon Moor Lane, the entrance to the property will be found immediately upon your left hand side.

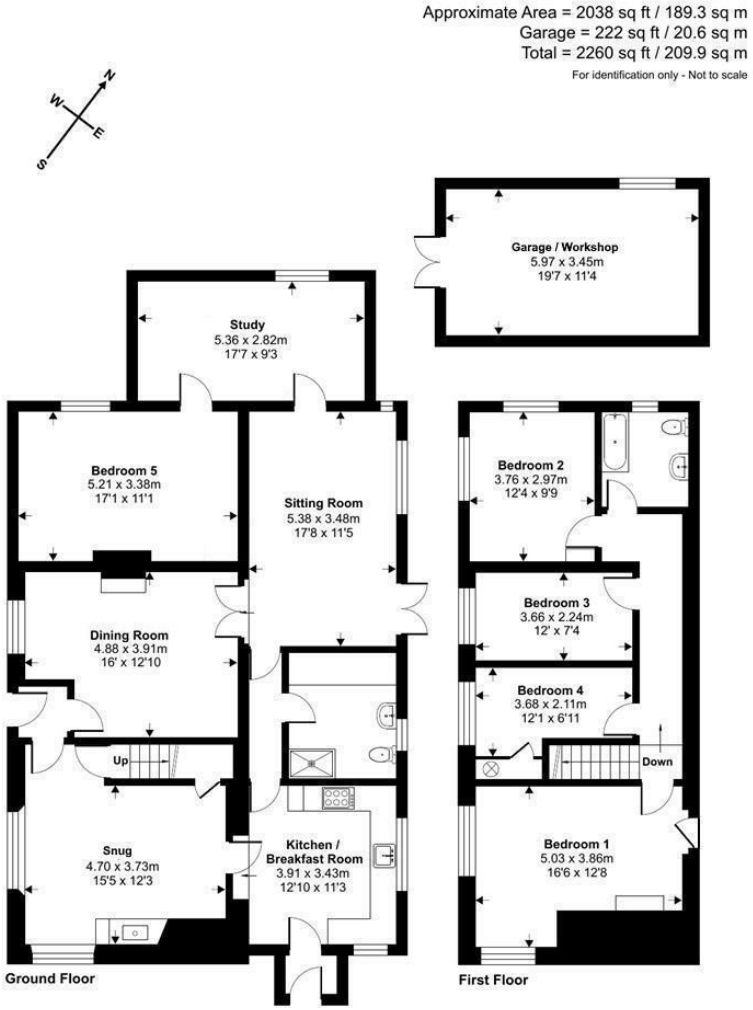




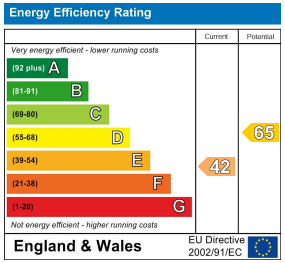


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