

# Larksmoor

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Coffee





# Larksmoor,

South Zeal, Okehampton, Devon, EX20 2QA

Okehampton 5.5 Miles, A30 3.5 Miles, Exeter 22 Miles.

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A superb detached Dartmoor bungalow with stunning gardens and grounds in excess of 2 acres.

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- Superb Kitchen/Family Room and Utility Room
- Three Bedrooms And Two Bathrooms
- Garage And Outbuildings
- Dartmoor Location
- Council Tax Band E
- Large Sitting Room And Conservatory
- Stunning Gardens
- 2.09 Acre Plot
- Freehold
- EPC Band A

## Guide Price £850,000


Stags Okehampton

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## SITUATION

The property occupies an enviable setting on the fringes of Dartmoor, within the boundaries of the National Park. The property has easy access onto the open moor with footpaths and bridleways leading onto 365 square miles of unspoilt rugged scenery with many opportunities for riding, walking and outdoor pursuits. The proximity to the open Moor is complemented by the property's ease of access to the A30 dual carriageway, which provides a direct link with the Cathedral City of Exeter, with its M5 motorway, rail and air links approximately 20 miles distant. The property is also within easy reach of the local villages of South Zeal, South Tawton, Chagford and Throwleigh with a number of local shops/post office, inns, primary schools, village halls and places of worship. The town of Okehampton is within easy travelling distance and offers a much wider range of shops and services together with good access to Exeter and beyond via train.

## DESCRIPTION

Larksmoor is a delightful detached bungalow which has been significantly updated, improved and extended over recent years. The kitchen/family room is a particular feature finished to a high quality with glazed windows overlooking the gardens. Further rooms include a generous sitting room with woodburning stove and a lovely sun lounge overlooking the garden. There are three double bedrooms, a well fitted bathroom and an en suite to the main bedroom. Completing the ground floor is a modern utility room and cloakroom. The gardens and grounds are delightful and will particularly suit the garden enthusiast. Set in over two acres with an abundance of well established plants, beds shrubs and trees providing colour throughout the seasons, with Dartmoor as your backdrop. Further benefits include a polytunnel and vegetable garden, a garage and workshop and further outbuildings. Stags would highly recommend a viewing of this delightful home.

## ACCOMMODATION

Via covered ENTRANCE PORCH and double glazed door to ENTRANCE HALL Fitted cloaks cupboard and further fitted shelved cupboard. Roof light canopy, built in cupboard housing hot water tank, access to loft space. CLOAKROOM: WC, and pedestal wash basin. KITCHEN/FAMILY ROOM: A superb light and spacious room with tiled floor and corner double glazed windows overlooking the drive and gardens beyond. Space for dining table and sofa. The kitchen is well fitted with an extensive range of oak and gloss cupboards and drawers with granite work surfaces over. Integral full height fridge and freezer, steam oven, microwave and electric oven and warming drawer. integral washing machine and dishwasher, large induction hob with extractor hood over. Sink and drainer and large matching island unit. SIDE PORCH: door to driveway and double glazed window surrounds with granite window and tiled floor. UTILITY ROOM: Range of modern base cupboards and drawers with work surfaces over and inset sink/drainer and hob. Dual aspect windows, tiled floor, independent wall mounted electric heater. SITTING ROOM: A lovely spacious room with feature woodburning stove to one end. Fitted shelving to alcoves, spotlights and timber floor. Retractable doors to CONSERVATORY low-level walls with double glazed window surrounds, granite window sills and vaulted glass roof. French doors to garden. Tiled floor with electric underfloor heating. BEDROOM 1: Range of well fitted wardrobe cupboards and shelving. French doors to patio, timber floor. EN SUITE: A fully tiled wet room with mains fitted shower, wash basin and WC. Opaque window to side. BEDROOM 2: Timber floor, fitted wardrobes, window to driveway. BEDROOM 3: Two sets of fitted wardrobes. French doors to patio area. FAMILY BATHROOM: Tiled 'wet room' shower area with mains fitted shower, large bath with mixer tap, wash basin and WC. large fitted mirror, opaque window to side.













## OUTSIDE

Double gates open to a tarmac driveway with parking and turning for numerous vehicles. Adjacent is a GARAGE/WORKSHOP: With twin electric doors and connecting personal door. Beyond is the STORE/TRACTOR SHED: (formerly the stables), with one loose box and the lower side with garage door. Adjoining is a stone chipped seating area enclosed by granite walls and overlooking the gardens beyond. The drive is flanked by mature flower beds and set below the drive is a walled paved patio area with trailing clematis and granite built TOOL SHED. Adjacent is a productive vegetable garden with raised beds and fruit tress. A large POLYTUNNEL: sits below with light power and water connected. To the rear of the house are well tended formal gardens offering views to Dartmoor. Largely laid to lawn with well established flower bed and shrub borders. There are also patio areas adjoining two of the bedrooms, great for a morning coffee. Set below the driveway, are further delightful grounds, largely laid to lawn with a number of trees which include pear and apple. Flanked by mature trees shrubs and borders. A small moorland stream borders the far boundary and continues through the lower gate into the lower field below. This area, as with the entire gardens has been delightfully planted, bringing colour throughout the seasons, with spring blossoms, summer flowers, autumn colours and evergreen shrubs. There are lovely cut pathways, granite outcrops and an abundance of shrubs plants and trees. At the far end is a timber SUMMERHOUSE in which to enjoy the peace and quiet and picturesque grounds.

## SERVICES

Mains water and electricity. Air source heating. Solar Panels with feed in tariff. Private drainage (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection.

Broadband Coverage: Ultrafast up to 1800Mbps. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

Mobile Coverage: EE and 3 good outdoor (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

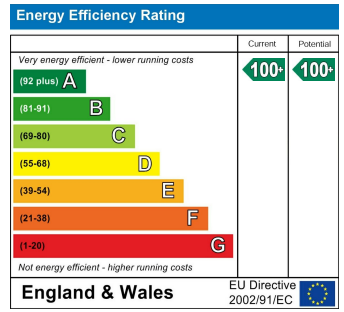
## DIRECTIONS

For SAT NAV purposes, the postcode is EX20 2QA.

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**Approximate Gross Internal Area 2078 sq ft - 193 sq m**
**(Excluding Garage & Outbuilding)**
Garage Area 607 sq ft – 56 sq m
Outbuilding Area 436 sq ft – 41 sq m




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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.










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