



mansbridgebalment

SOUTH ZEAL

£315,000



THE BARN

Tawton Lane, South Zeal, Okehampton EX20 2LG

*Spacious and well presented barn conversion
In the heart of this sought after Dartmoor village*



Versatile Accommodation

Four Double Bedrooms

Extremely Spacious Attic Room/Fifth Bedroom

20ft Sitting Room with Open Fire

18ft Kitchen/Dining Room

Level Enclosed Garden. Garage

Countryside Views

£315,000



**Unit 17 Charter Place,
Red Lion Yard,
Okehampton,
Devon,
EX20 1HN**

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SITUATION AND DESCRIPTION

This fine property is situated in the heart of the sought-after Dartmoor village of South Zeal, within close proximity to all of the village amenities and enjoys lovely views over the village, surrounding countryside and Dartmoor.

South Zeal is a highly desirable Dartmoor National Park village, with a strong community. It lies approximately 17 miles west of Exeter and 5 miles east of Okehampton. There are an excellent range of local amenities including a well renowned primary school, village stores, post office, stores and tea room, church, recreation/playing field and two popular public houses. A more comprehensive range of local shopping and amenities can be found in Okehampton.

Okehampton lies on the northern edge of Dartmoor National Park. It is approximately 30 miles from both the north and south Devon coasts. There are superb local beauty spots where one may enjoy walking, riding and fishing. The shopping area contains banks and supermarkets, including Waitrose, as well as many interesting locally owned shops. Primary and secondary education is well catered for in local schools. The recreation ground and park contains, amongst other things, a covered heated swimming pool. Most sports are available including 18 hole golf course, squash courts, indoor rifle range and thriving rugby and football clubs.

A spacious and well-presented barn conversion, with generous accommodation, arranged over three floors, which is versatile and could be configured many different ways to suit the purchaser. The ground floor comprises hallway; ground floor shower room; dual aspect sitting room with open fire; kitchen/dining room with adjoining utility room; large side porch/conservatory. To the first floor are four double bedrooms of generous proportions; a WC room and neighbouring bathroom. To the second floor is an extremely spacious attic room/fifth bedroom offering a number of different uses, including a lovely master bedroom. Virtually all of the rooms within the property enjoy views over the village, surrounding countryside and Dartmoor.

To the outside is a level enclosed garden, again with some very good views. To the front is an arched access leading to a garage with power and lighting connected.

The property has oil-fired central heating and partial double glazing and secondary glazing. We are delighted to be appointed as sole agents for the sale of this property which is offered with NO ONWARD CHAIN.

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:

Panel glazed entrance door with courtesy light to:

HALL

Radiator; key pad for alarm; doors to:

SHOWER ROOM

6' 0" x 4' 2" (1.83m x 1.28m)

Obscure window to front; low level WC; wash handbasin; part-tiled walls; corner shower cubicle with mains shower; vinyl flooring.





SITTING ROOM

20' 11" x 14' 7" (6.39m x 4.45m)

Spacious dual aspect room with windows to front and patio door to side leading to garden; two radiators; stone built fireplace with open grate and timber mantel; exposed ceiling beams; wall lighting; stairs to first floor; double sliding doors to:

KITCHEN/DINING ROOM

18' 0" x 10' 4" (5.5m x 3.15m)

Dual aspect with windows to side and rear and door to side porch; matching range of wall and floor kitchen units with roll top worksurfaces and part-tiled splashbacks; twin stainless steel sink and drainer; space for oven; ample space for dining table and chairs; vinyl flooring; radiator; opening to:

UTILITY ROOM

6' 4" x 5' 11" (1.95m x 1.82m)

Window to side; stainless steel sink set into worktop with appliance space and plumbing for washing machine and tumble dryer/dishwasher; part-tiled walls; oil fired boiler with central heating and hot water timer controls; vinyl flooring; keypad for alarm.

SIDE PORCH

21' 4" x 4' 0" (6.51m x 1.22m)

PVCu door to both ends; power and lighting; giving access to courtyard and garage, to front and garden to rear.

FIRST FLOOR:

Stairs; window to side on half landing; rising to:

LANDING

Radiator; smoke alarm; airing cupboard containing hot water tank and storage shelving; doors to:

BEDROOM THREE

14' 6" x 8' 11" (4.44m x 2.73m)

Window to rear with views of village and surrounding countryside; television connection.

WC ROOM

5' 4" x 2' 10" (1.63m x 0.88m)

Obscure window to side; low level WC; pedestal wash handbasin; vinyl flooring.

BATHROOM

6' 2" x 5' 11" (1.89m x 1.81m)

Obscure window to side; wash handbasin with vanity unit under; panel enclosed bath with electric Mira Sport shower; radiator; vinyl flooring.

BEDROOM ONE

18' 1" maximum x 10' 4" (5.53m maximum x 3.15m)

Dual aspect windows to side and rear with views over village and surrounding countryside; radiator; built-in wardrobe with hanging space and shelving; built-in drawer unit to side.

BEDROOM TWO

14' 5" x 10' 4" (4.4m x 3.16m)

Window to side with part rural views; radiator.

BEDROOM FOUR

10' 4" x 9' 8" (3.17m x 2.97m)

Window to front; radiator; stairs to:



SECOND FLOOR:

ATTIC ROOM /BEDROOM FIVE

24' 4" maximum x 11' 8" (7.44m maximum x 3.58m)

An extremely spacious room offering a number of difference uses, including a lovely master bedroom. Dual aspect windows to both sides with views to Dartmoor, surrounding countryside and village; television point; access to eaves; hatch to loft space.



OUTSIDE :

The property is accessed via an arched access into a shared courtyard which leads to the property's garage.

GARAGE

15' 1" x 12' 1" (4.6m x 3.7m)

With up and over door; power and lighting connected; overhead storage space

GARDEN

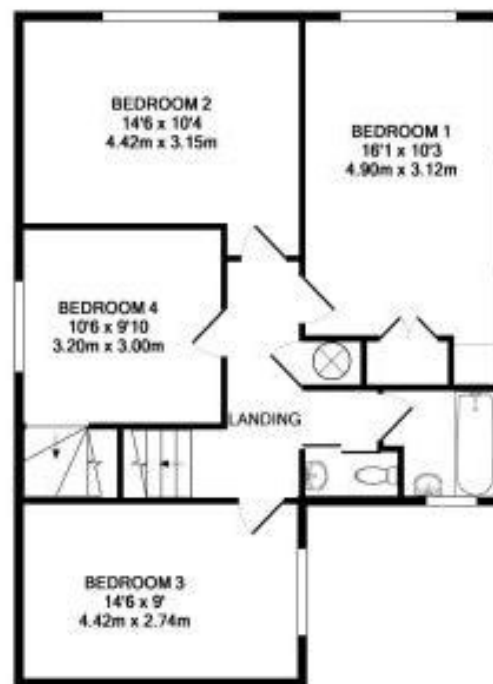
A pleasant, level enclosed garden with some good views over the village and the nearby primary school, surrounding countryside and Dartmoor. Predominantly laid to lawn with herbaceous borders with a variety of small trees, plants and bushes. Enclosed by well-maintained stone walling, recently updated modern oil tank for central heating and hot water. Wall mounted outside tap.





GROUND FLOOR
APPROX. FLOOR
AREA 874 SQ. FT.
(82.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 1722 SQ. FT. (159.9 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 721 SQ. FT.
(67.0 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 326 SQ. FT.
(30.3 SQ. M.)

FLOOR PLAN DISCLAIMER :

These plans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale.

SERVICES

Mains water,,mains electricity and mains drainage. Oil fired central heating. Fibre broadband available in South Zeal.

OUTGOINGS

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

VIEWINGS

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371 or email okehampton@mansbridgebalment.co.uk

DIRECTIONS

From Okehampton town centre, leave the town in an Easterly direction, via East Street and onto Exeter Road. Pass over the A30 dual carriageway, following the signs for South Zeal. Upon entering the village proceed down the hill passing the Kings Arms public house and the village hall. Turn next left in to Tawton Lane, whereupon the property will be found almost immediately on the right hand side.

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UNIT 17 CHARTER PLACE · RED LION YARD
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