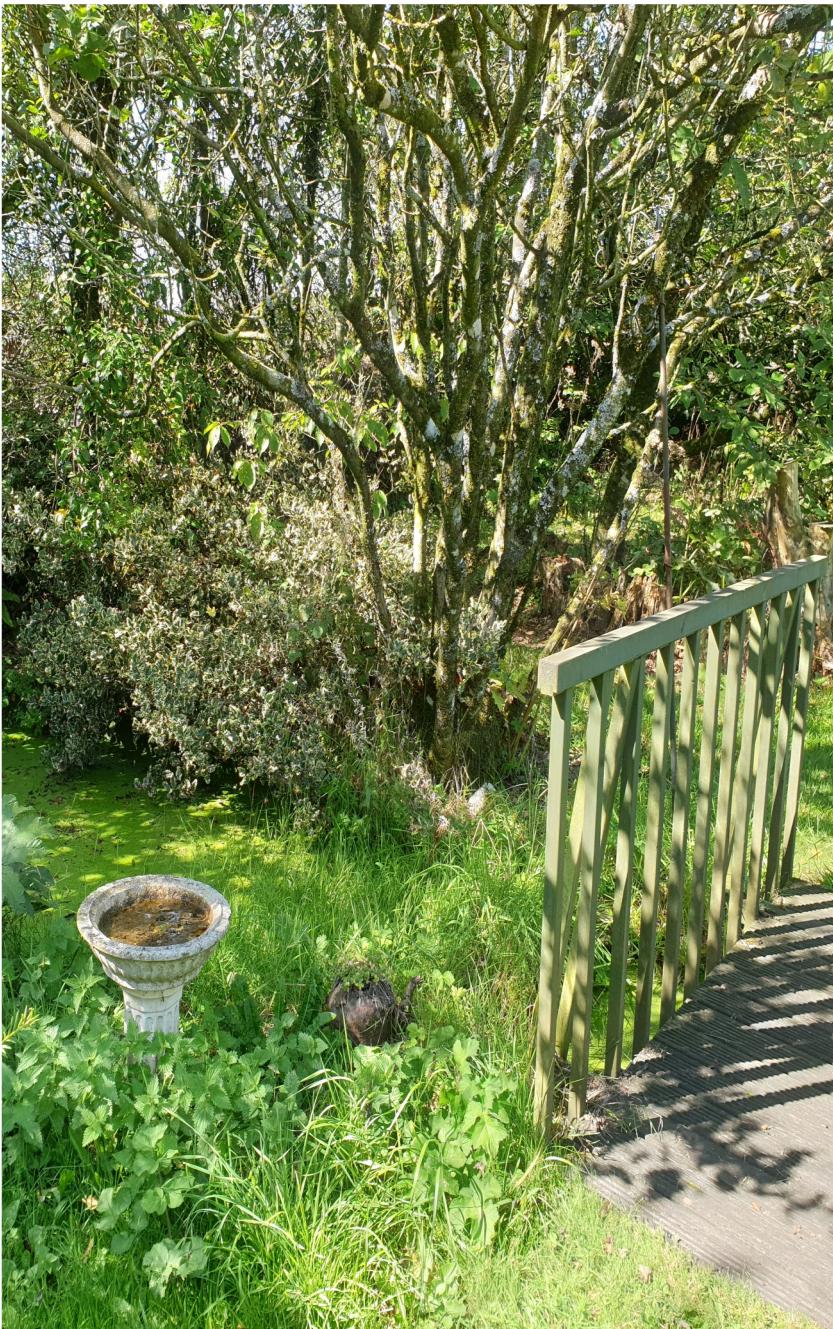




THORNDON CROSS OIRO £500,000





HEWTON DOWN FARMHOUSE

Thorndon Cross, Okehampton, EX20 4NJ

A very well presented detached property with far reaching moorland views.

4 Bedrooms

Approximately 1 Acre

Garage & Workshop

Enclosed Garden

Potential to Extend

Offers In The Region Of: £500,000



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

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SITUATION AND DESCRIPTION

The property is situated within its own grounds of 1 acre, 1/2 mile west of the rural hamlet of Thorndon Cross and approximately 4 miles northwest of 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 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 soccer clubs. The cathedral city of Exeter lies 22 miles to the East with an abundance of high street stores and the region's main airport.

Under the current ownership since 1994 and also extended, Hewton Down is very well presented former farm house located on south facing slopes within its own well maintained gardens. The accommodation which is generous and well-appointed throughout briefly comprises, entrance hall; ground floor bathroom; dining room with feature fireplace; living room; conservatory; kitchen; a master bedroom with en suite completes the ground floor. To the first floor there are a further three double bedrooms. The property has potential for further extension.

Outside are grounds amounting to approximately 1 acre which are subdivided into private areas of lawn all benefitting from the southerly aspect and moorland views. Adjoining the driveway and turning circle is a sizeable garage/workshop which has been in use as a joinery and opposite the garage/workshop are two timber storage sheds, one of which houses the filtration equipment for the private water supply.

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:

Solid front door with canopy leads to:

ENTRANCE HALL

Windows to front; staircase to first floor; radiator; doors to:

BATHROOM

6' 2" x 5' 11" (1.88m x 1.82m)

Window to front; panel enclosed bath; wash hand basin; low level w.c; part tiled walls; radiator.

DINING ROOM

14' 3" x 10' 9" (4.36m x 3.28m)

Feature brick fireplace housing woodburner; radiator.





LIVING ROOM

20' 9" x 10' 7" (6.35m x 3.25m)

Dual aspect; genuine oak flooring; Victorian style fire surround with timber mantel and tiled hearth; 2 radiators.

CONSERVATORY

14' 5" x 12' 8" (4.40m x 3.87m)

Double glazed French doors to garden; door to side; dwarf wall with double glazed units over under polycarbonate roof; ceramic tile flooring.

BOILER ROOM

Housing LPG boiler; appliance space for chest freezer.

KITCHEN

20' 7" x 6' 6" (6.28m x 2.00m)

Window to rear; range of wall and floor units under blockwood worksurface; inset Belfast sink with mixer tap; part tiled walls; slate tile flooring; appliance space; LPG gas cooker and hob with hood over; oak cupboards and shelving; automatic washing machine; appliance space for electric cooker; appliance space for upright fridge; door to:

REAR LOBBY

Door to

BEDROOM ONE

14' 7" x 11' 10" (4.45m x 3.62m)

Window to front with moorland views; 2 walk-in wardrobes.

ENSUITE

9' 3" x 5' 8" (2.82m x 1.74m)

Window to rear; freestanding bath; low level w.c; table mounted wash hand basin; full tiled shower with mains shower attachment; heated towel rail; oak flooring; part tiled walls.

Return to entrance hall with staircase to:

FIRST FLOOR

LANDING

Hatch to loft; doors to:

BEDROOM TWO

14' 3" x 11' 7" (4.35m x 3.55 max)

Window to side with outstanding views; radiator.

BEDROOM THREE

12' 11" x 10' 11" (3.95m x 3.35m)

Window to side; radiator.

BEDROOM FOUR

10' 11" x 7' 6" (3.35m x 2.30m)

Window to side; radiator.



OUTSIDE

the property is approached through gated access to the private driveway which leads to the main entrance, turning circle and the:

GARAGE/WORKSHOP

25' 5" x 22' 8" (7.75m x 6.91 max)

Window to side; power and light connected.



GARDENS

Sitting within its own plot of approximately 1 acre the property is enclosed by mature hedging. The gardens are set predominantly to lawn and sub-divided by mature hedging into areas of privacy. There are views to Dartmoor in the distance and the driveway and turning circle provide generous parking.



SERVICES

Mains electricity, private water and private drainage. LPG central heating.

OUTGOINGS

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

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.

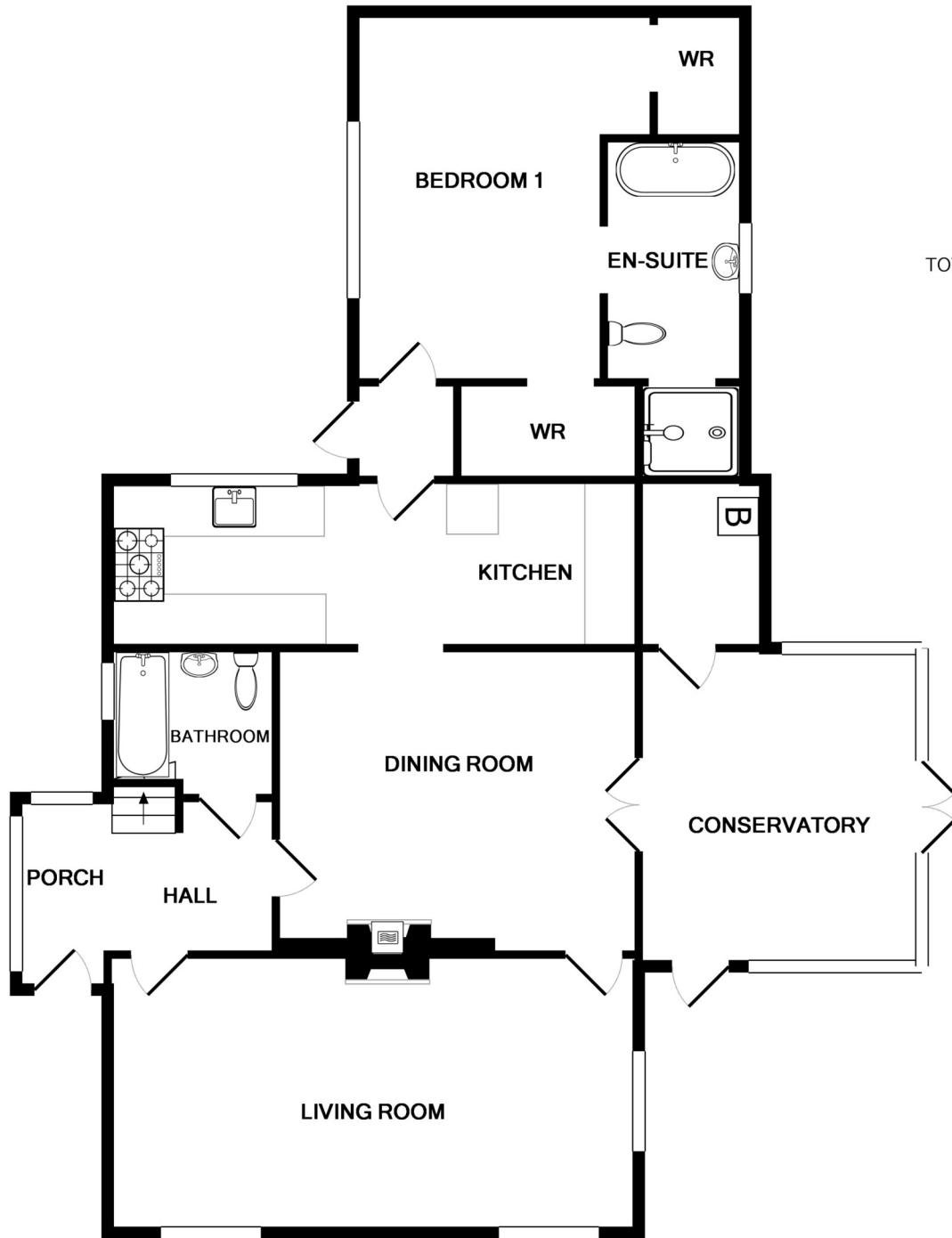
DIRECTIONS

From our offices in Okehampton proceed in a westerly direction forking right following the signs for Holsworthy/Bude etc. Continue for approximately 3 miles passing through Thorndon Cross with the red telephone box on your left. After approximately 1/2 mile the property can be found on the left hand side.

EPC Rating 27 Band F

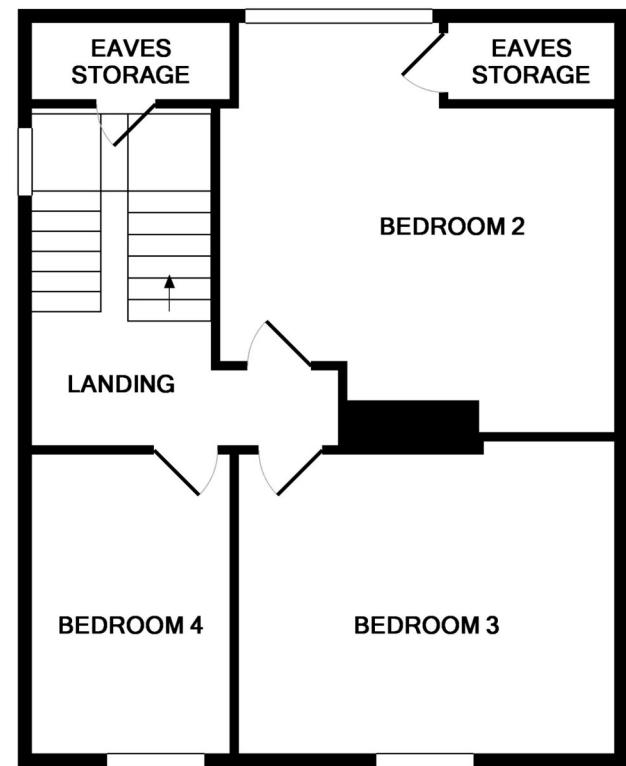
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TOTAL APPROX. FLOOR AREA 1639 SQ.FT. (152.3 SQ.M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale.
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1ST FLOOR
APPROX. FLOOR
AREA 538 SQ.FT.
(50.0 SQ.M.)

BETTER COVERAGE, WIDER CHOICE
MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



UNIT 17 CHARTER PLACE · RED LION YARD
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TAVISTOCK · YELVERTON · BERE PENINSULA
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