



mansbridgebalment

SOURTON

O.I.E.O £750,000









# KITA

Cowsen Lane, Sourton, EX20 4HY

*A superb newly constructed property set in 7.5 acres of private grounds in a rural yet accessible location.*

4 Bedrooms

Open Plan Annexe with Scope for Development

No Onward Chain

**Offers in Excess of £750,000**



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

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## SITUATION AND DESCRIPTION

This fine property is situated in a quiet, rural location, with far-reaching views to the surrounding countryside, yet offering convenient access to the A30 and the Dartmoor National Park.

The property is a short distance from the pretty Devon village of Sourton. The village is just outside the western boundaries of the Dartmoor National Park with easy access by footpaths and bridleways onto the open moor from the village. Sourton is served by a historic parish church and the very interesting Highwayman Public House. It is also on a regular bus route and access to the A30 dual carriageway and garage services is literally a short drive away at Sourton Down which in turn provides easy access to the Cathedral City of Exeter. The local town of Okehampton lies approximately 6 miles east of the property while Exeter is approximately 30 miles east.

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 a bank 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 soccer clubs.

A superb detached property, which has been constructed in recent years by the sellers, to a very high standard. The spacious and well presented accommodation comprises of sitting room; a dual aspect study/ground floor bedroom; an impressive open plan kitchen/living/dining room with bifold and French doors leading, leading to a raised terrace and offers lovely views over the land and towards surrounding countryside. There is a large utility room and boot room and ground floor shower room. To the first floor is a spacious landing, with doors leading to a dual aspect master bedroom, with excellent far-reaching views and an ensuite shower room. There are two further double bedrooms and two further bath/shower rooms. The property has full double glazing to all windows and doors and benefits from a state of the art air source central heating system.

To the outside, the property is approached from the quiet country lane, into a driveway, providing off-road parking for numerous vehicles. There is a substantial outbuilding, which has a section of it converted to secondary accommodation, which has been used in recent times for letting purposes, and would be ideal as accommodation for a dependent relative. The remainder of the outbuilding is currently used as storage, yet could offer scope for further accommodation, subject to the necessary planning consents being granted. There is also a former piggery, currently used as a substantial store.

There are extensive gardens, which are currently undergoing some landscaping and offer the prospective purchaser a 'blank canvas' to create some wonderful outside space. The remainder of the land predominantly consists of woodland, with Devon Bank and fenced boundaries, and some great vantage points to enjoy some excellent views of the surrounding countryside.

The overall measurement of Kita's grounds is approximately 7.5 acres.

We are delighted to be appointed as sole agents for the sale of this excellent property, which is offered with NO ONWARD CHAIN and viewing is highly recommended.







## **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:

### **GROUND FLOOR**

#### **BOOT ROOM**

15' 6" x 5' 5" (4.72m x 1.65m)

#### **KITCHEN**

15' 6" x 12' 10" (4.72m x 3.91m)

#### **DINING ROOM**

30' 8" x 12' 8" (9.35m x 3.86m)

#### **STUDY/ BEDROOM FOUR**

15' 1" x 10' 10" (4.6m x 3.3m)

#### **SITTING ROOM**

19' 3" x 15' 0" (5.87m x 4.57m)

#### **UTILITY**

#### **SHOWER ROOM**

### **FIRST FLOOR**

#### **BEDROOM ONE**

17' 0" x 13' 2" (5.18m x 4.01m)

#### **EN-SUITE SHOWER ROOM**

#### **BEDROOM TWO**

15' 10" x 9' 10" (4.83m x 3m)

#### **BEDROOM THREE**

11' 11" x 10' 10" (3.63m x 3.3m)

#### **BATHROOM ONE**

With walk-in store.

#### **BATHROOM TWO**

### **ANNEXE**

22' 8" x 21' 10" (6.91m x 6.65m)

#### **SHOWER ROOM**

#### **W.C.**

#### **WORKSHOP**

29' 9" x 23' 0" (9.07m x 7.01m)

#### **STORE**

14' 8" x 23' 0" (4.47m x 2.08m)

***EPC Rating 72 Band C***

***O1297***





### **AGENTS NOTE**

There are foundations in place for both the erection of a double garage and a two storey oak framed extension to the property. Further details upon request.

### **SERVICES**

Mains water, mains electricity, private drainage. Air-source central heating.

### **OUTGOINGS**

Council Tax band to be confirmed.

### **VIEWING**

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

### **DIRECTIONS**

For SAT NAV use the property Postcode EX20 4HY.

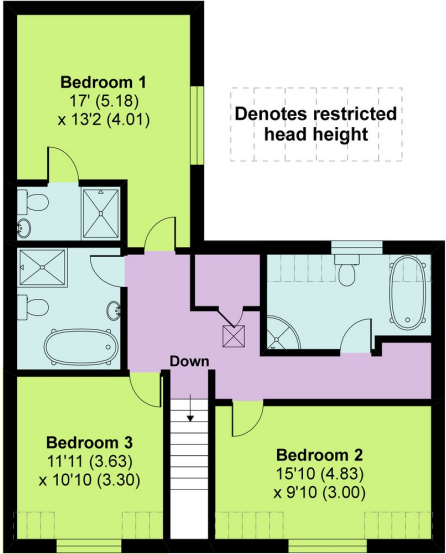
From the centre of Okehampton, leave the town in a westerly direction via New Road. After approximately 3 miles, join the A30 dual carriageway, and then leave at the next exit, signposted Tavistock/ Bridestowe/ Lewdown etc. At the T-junction, turn right and then immediately left, and continue for half a mile, taking the second turning right into Cowsen Lane. Continue for approximately half a mile, whereupon the property will be found on the left hand side, identified by a Mansbridge Balment for sale board.



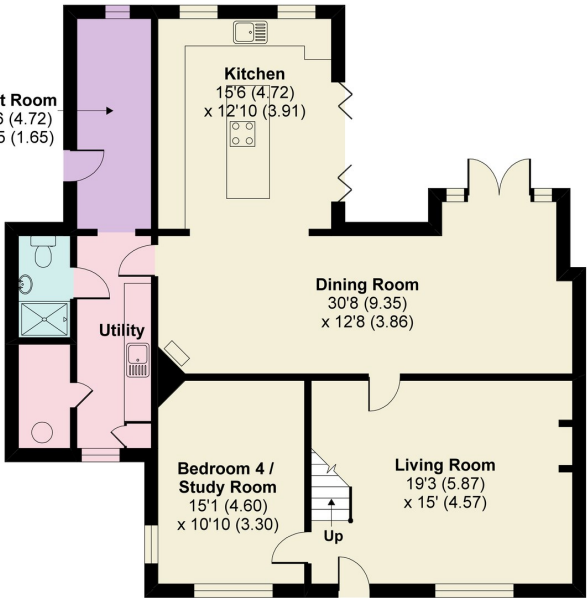
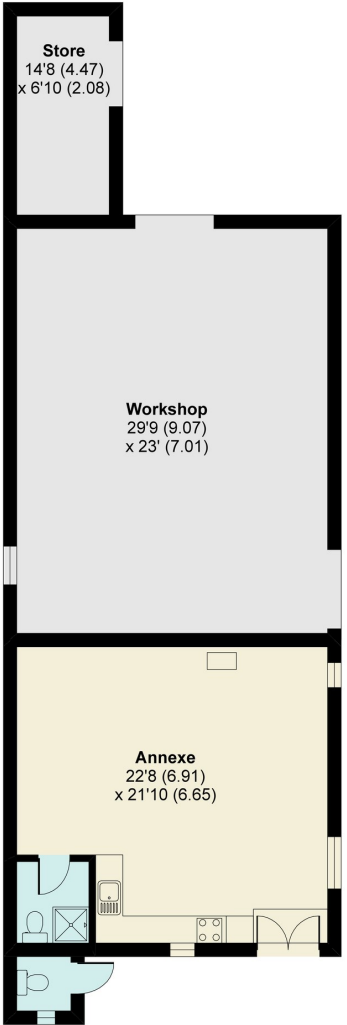


# Cowsen Lane, Sourton, Okehampton, EX20

Approximate Area = 2563 sq ft / 238.1 sq m  
Limited Area Use(s) = 77 sq ft / 7.2 sq m  
Workshop = 683 sq ft / 63.5 sq m  
Total = 3323 sq ft / 308.7 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Mansbridge & Balmnt. REF: 672766



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



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TAVISTOCK · YELVERTON · BERE PENINSULA  
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