



mansbridgebalment

BRIDESTOWE

PRICES FROM O.I.E.O £400,000

FOUR ACRE PADDOCK



COURTYARD HOUSE

Rectory Road, Bridestowe, EX20 4EN

A former Devon farmhouse situated near the centre of this popular village with the option of purchasing 4, 5 or 9 acres of nearby versatile land.

FIVE ACRES



3 Bedrooms

Courtyard Garden

Character Property

PRICES FROM: OIEO £400,000



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

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SITUATION AND DESCRIPTION

Situated at the heart of this sought after Devon village, close to amenities and within easy access of Dartmoor and the A30.

Bridestowe is a popular village with an interesting mix of period housing and lies approximately 5 miles west of Okehampton. The area is favoured for its active community and its amenities such as primary school, village pub, village hall, church and post office/stores. The village has excellent access to Dartmoor, the A30, numerous footpaths and cycleways leading to the open moor.

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, post office 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 further 23 miles to the East is the cathedral city of Exeter with a wide range high street stores and the regions main airport.

A traditional former farm house generously proportioned and arranged over 2 levels. The accommodation in brief comprises, entrance hall; snug; living room; kitchen/dining room; utility; cloakroom, to the first floor there are 3 double bedrooms and a bathroom.

Many period features remain including inglenook fireplace and exposed ceiling timbers which help to retain a great deal of the original character. Outside the brick paved drive leads to a private low maintenance courtyard garden which adjoins the rear entrance and leads to a useful covered area.

Presented in excellent order both internally and externally this fine period property needs to be viewed to be appreciated.

OPTION 1: Courtyard House + Courtyard Garden + Parking (no land) - **PRICE: OIEO £400,000**

OPTION 2: Courtyard House, Courtyard Garden, Parking plus 4 Acre Paddock - **PRICE: OIRO £470,000**

OPTION 3: Courtyard House, Courtyard Garden, Parking plus 5 Acres with stable block, workshop, stores and pond. - **PRICE: OIRO £480,000**

OPTION 4: Courtyard House, Courtyard Garden and Parking with both 4 and 5 acres as above - **PRICE: OIRO £525,000**





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

ENTRANCE HALL

LIVING ROOM

18' 6" x 11' 10" (5.64m x 3.61m)

Window to front, inglenook fireplace.

KITCHEN/DINING ROOM

18' 2" x 13' 9" (5.54m x 4.19m)

Window and door to rear; spacious seating area; stone fireplace housing stove; extensive range of wall and floor units.

W.C

UTILITY

8' 9" x 5' 8" (2.67m x 1.73m)

SNUG

9' 2" x 8' 9" (2.79m x 2.67m)

Window to front, granite fire place.

FIRST FLOOR

LANDING

BEDROOM ONE

13' 10" x 10' 7" (4.22m x 3.23m)

BEDROOM TWO

10' 6" x 9' 4" (3.2m x 2.84m)

BEDROOM THREE

12' 9" x 7' 9" (3.89m x 2.36m)

BATHROOM

SERVICES

Mains water, mains drainage, mains electricity and oil fired central heating.

OUTGOINGS

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

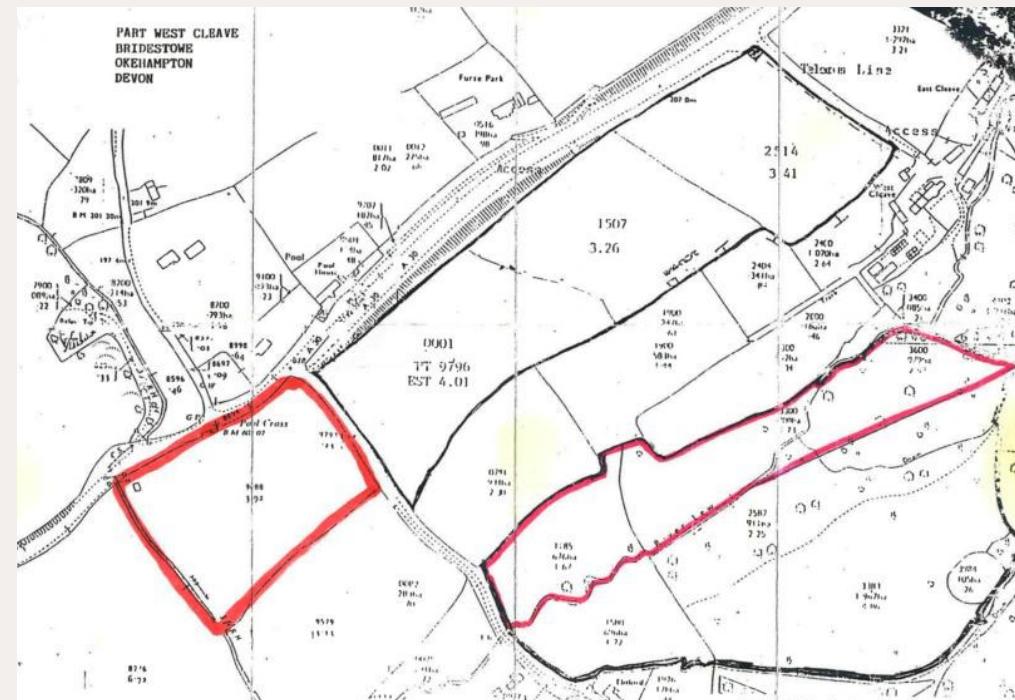
VIEWING

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

DIRECTIONS

From Okehampton town centre, head west on the A30 towards Launceston. Join the dual carriageway at Meldon and leave at the next junction signposted to Tavistock and the A386. At the junction, at the end of the slip road, turn right and immediately left before the dual carriageway bridge and on to the West Devon Drive. Stay on this road for approximately 2 miles, turning left into the village of Bridestowe. On approaching the village centre turn left beside the primary school where the property can be found immediately on your right.

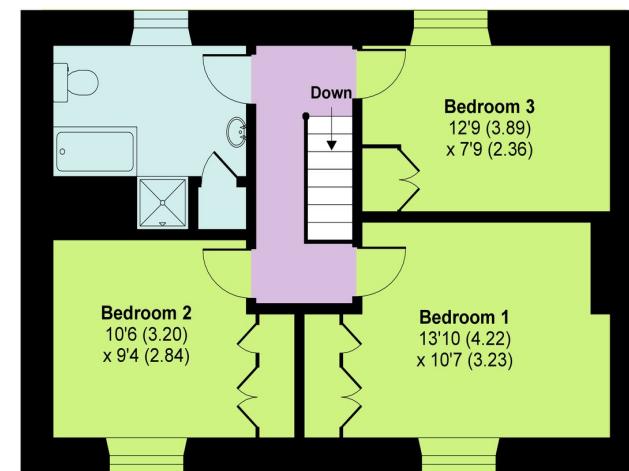




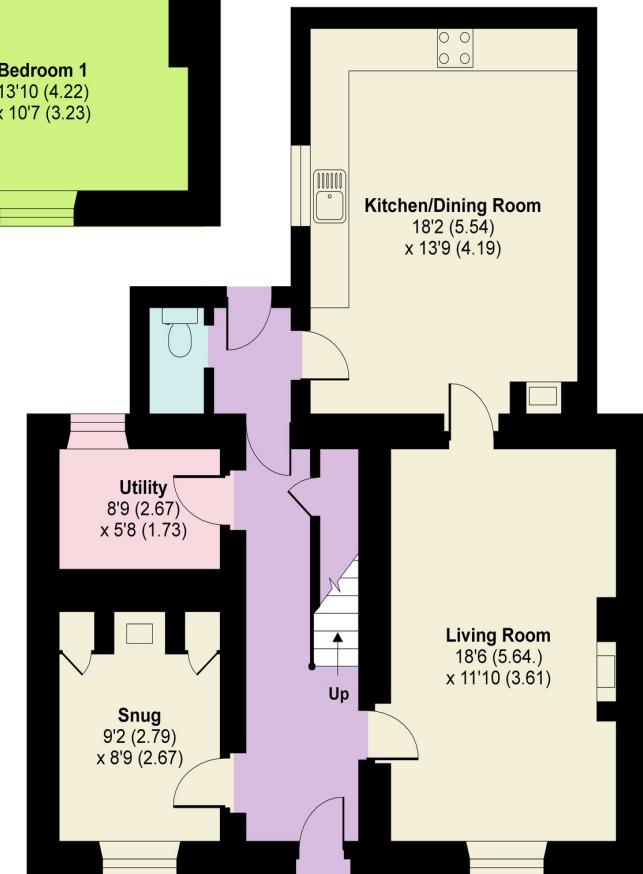
FIVE ACRES



EPC Rating 44 Band E



FIRST FLOOR



GROUND FLOOR

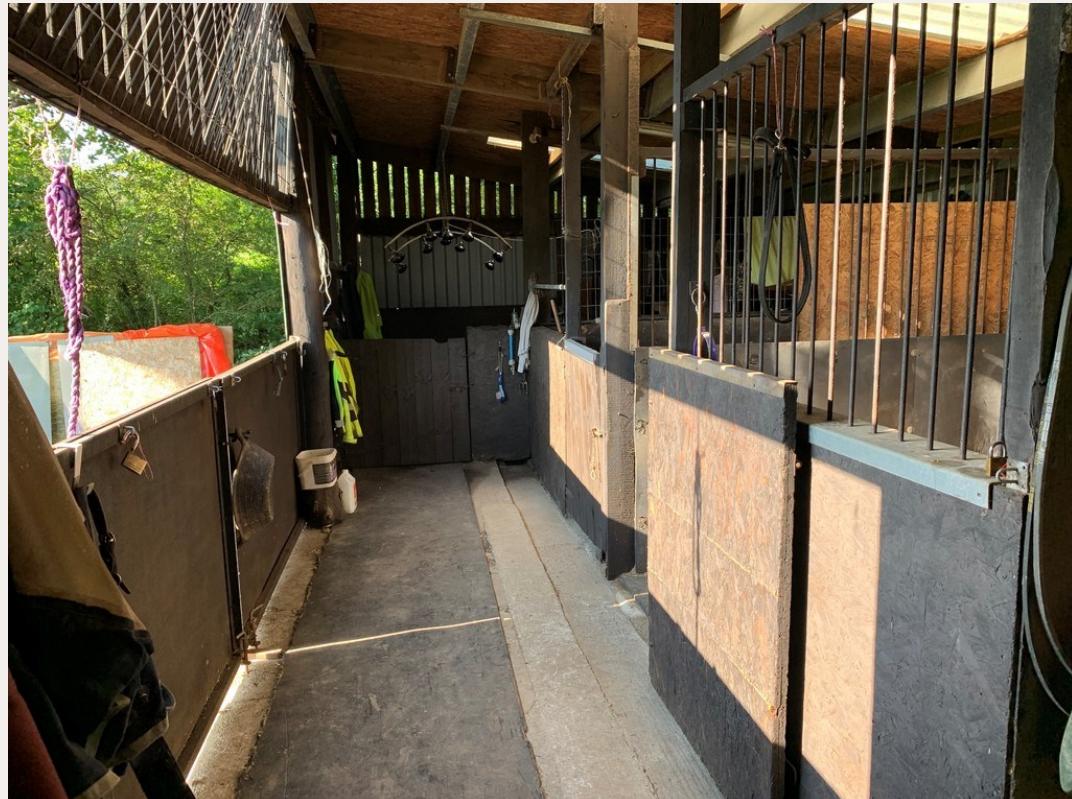


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.
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BETTER **COVERAGE**, WIDER **CHOICE**
MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***

STABLES (FIVE ACRES)



UNIT 17 CHARTER PLACE · RED LION YARD
OKEHAMPTON · DEVON · EX20 1HN
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TAVISTOCK · YELVERTON · BERE PENINSULA
· OKEHAMPTON · LONDON MAYFAIR

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