

# Exmoor View

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, Northlew,Okehampton,  EX20 3NG

Northlew 1 Mile. Okehampton 8.5 Miles.

A light and spacious 4/5 bedroom detached residence with superb rural views. Potential Land By Separate Negotiation (Approx 2 Acres)

- Versatile Home With An Impressive Reception Hall
- Large Open Plan Kitchen/Living/Dining Room
- 4/5 Bedrooms (3 With Ensuites and Dressing Rooms)
- Family Bathroom, Utility Room And Cloakroom
- Large Garage And Parking
- Panoramic Views
- 0.6 Acre Plot And Potential Land By Separate Negotiation (Approx 2 Acres)
- Freehold
- EPC Band C
- Council Tax Band (TBC)

## Offers In The Region Of £730,000

### SITUATION

The property lies approximately 1 mile west of Northlew. The village is a self contained rural community with various amenities including; public house, places of worship, primary school and various social clubs/activities. A more comprehensive range of amenities can be found in the former market town of Okehampton, which offers an excellent range of supermarkets (including a Waitrose), local and specialised shops, doctor's surgery and dentist. The town has schooling from infant to A-level standard, together with numerous sports and leisure facilities, which include a cinema and a leisure centre/swimming pool situated in the attractive setting of Simmons Park. The A30 dual carriageway is easily accessible from Okehampton providing a direct link west into Cornwall or east to the Cathedral City of Exeter with its M5 motorway, mainline rail and international air connections. From the village of Northlew there is comparatively easy access to the north and south coasts of Devon with some attractive beaches and delightful coastal scenery.

### DESCRIPTION

A superb, spacious and versatile 4/5 bedroom detached contemporary residence located in this semi rural position on the outskirts of Northlew. The property is built of traditional cavity block construction, with exposed steel work and being part timber clad, under a profile box metal roof. It is double glazed and heated by underfloor air source heating with engineered oak floors, tiling and carpeting throughout. The property will benefit from a 10 year structual guarantee. A particular feature of the property, is the impressive entrance hall with bespoke staircase. This leads to the main open plan kitchen/living/dining room, a light and airy space with bifold doors opening to the patio and taking in the delightful rural views. There are four/five bedrooms in total, three of which offer dressing rooms and well fitted ensuites. There is a further family bathroom. Attached to the house is a large garage, with potential for further uses, whilst there is ample parking. The lawn is of a generous size with plenty of potential to create borders and beds, whilst the patios offer great entertaining spaces and wonderful views. (PLEASE SEE AGENTS NOTE BELOW FOR POTENTIAL ADDITION LAND).







## ACCOMMODATION

The property opens to a most impressive vaulted entrance hall with feature light, glazed floor to ceiling windows, tiled floor and feature built oak staircase. The main open KITCHEN/LIVING/DINING ROOM is light and airy with an engineered oak floor and bifold doors and windows taking in the superb views. The KITCHEN AREA: has been well fitted with an excellent range of cupboards, drawers and an island with quartz worktops. Integral appliances include twin electric ovens, full height fridge and freezer and dishwasher. Induction hob with extractor hood over, sink unit and wine cooler. A separate UTILITY ROOM: provides matching base and larder cupboards again with quartz worktops, sink unit, washing machine and tumble drier. Fitted cupboard and door and window to the side garden. CLOAKROOM: With WC, vanity wash basin and opaque window to side. Completing the ground floor are BEDROOMS 2 AND 3: Both of which have side aspect windows, DRESSING ROOMS and EN SUITES. Which comprise of tiled shower cubicles with mains fed showers and WC's, vanity wash basins with lights/mirrors over, heated towel rails and tiled floors. The impressive galleried landing (to be completed) opens first to BEDROOM 1: A large room with two side aspect windows and spacious walk in DRESSING ROOM. Door from bedroom into EN SUITE BATHROOM: A great size with double shower cubicle, twin vanity wash basins and mirror/lights over. Freestanding bath with water fountain tap, heated towel rail and tiled floors. BEDROOM 4: Has a side aspect window, whilst BEDROOM 5/OFFICE: Has a part sloping ceiling, offering part reduced head height and a side aspect window. FAMILY BATHROOM: Freestanding bath with water fountain tap, vanity wash basin and WC. Walk in shower with mains fed shower, heated towel rail and tiled floor. Door to large eaves storage cupboard.

## OUTSIDE

The property is approached via a gravelled driveway providing parking and turning for numerous vehicles. Adjoining the property is a large GARAGE/CARPORT: Providing parking for several vehicles, with flood lights, power points and water tap, door to PLANT ROOM: Housing the hot water tank and controls. Pedestrian door to side garden. A newly laid paved path leads to the entrance hall and opens on the west and north to a patio area taking in the outstanding rural views towards Exmoor in the far distance. The paved path then continues around the far side to the utility room and rear garage door. Adjacent is the air source heat pump, together with a concrete hardstanding area and newly seeded area. The main garden area adjoins the house on the western boundary, bordering the drive and is laid to lawn.

## SERVICES

Mains electricity, metered water, sewerage treatment plant. Air source underfloor heating (also supplying hot water).
Broadband Coverage: Standard available up to 4 Mbps. You may be able to obtain broadband services from these Fixed Wireless Access providers covering your area. EE. (information supplied by Ofcom)
Mobile Coverage: All providers good outdoor. (information supplied by Ofcom)

## DIRECTIONS

For SAT NAV purposes, the postcode is EX20 3NG.
what3words suspends.saints.serves.

## AGENTS NOTE

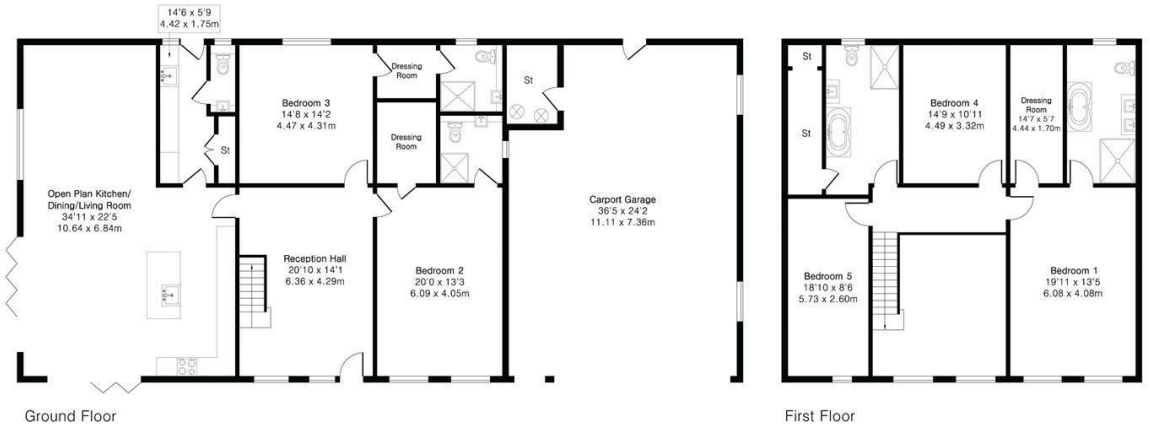
There may be further land available (approximately 2 acres) subject to separate negotiation. Please contact Stags for further details.



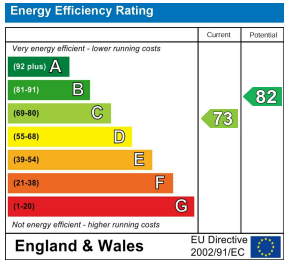




**Approximate Gross Internal Area 2873 sq ft - 267 sq m**
**(Excluding Garage)**
Ground Floor Area 1779 sq ft – 165 sq m
First Floor Area 1094 sq ft – 102 sq m
Garage Area 847 sq ft – 79 sq m




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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