



Crossways

Crossways

, Throwleigh, Okehampton, EX20 2HX

Okehampton 7.5 Miles, A30 3 Miles, Exeter 21 Miles.

A most appealing and deceptively spacious, chain free, detached Dartmoor residence with double garage and well established gardens.

- Kitchen and Conservatory
- Two Ground Floor Bedrooms (One En Suite)
- Bathroom and Shower Room
- Parking and Double Garage
- Freehold
- Sitting and Dining Room
- Two First Bedrooms
- Established Gardens
- No Ongoing Chain
- Council Tax Band E

Guide Price £625,000

SITUATION

Crossways occupies an enviable position within the picturesque Dartmoor village of Throwleigh. The village itself has an historic 15th century church, whilst in the nearby hamlet of Wonson, there is the well known local inn, the Northmore Arms and Village Hall. From the village there are many footpaths leading into the surrounding countryside and woodlands and up onto the high moor with many opportunities for riding, walking and outdoor pursuits. The popular Dartmoor town of Chagford is some three miles away offering a good range of day to day and specialised independent shops, as well as a primary school, Montessori nursery, public houses and hotel, a health clinic, dentist and library. The town of Okehampton offers a wider range of shops, services, education and recreational facilities. From Throwleigh, there is easy access to the A30 dual carriageway, providing a direct link with the cathedral and university city of Exeter with its M5 motorway, main line rail and international air connections.

DESCRIPTION

A most appealing and deceptively spacious two storey moorland residence situated within this favoured Dartmoor Village. The property offers adaptable and flexible accommodation, offering two reception rooms, a well fitted kitchen and conservatory overlooking the garden. Further rooms on the ground floor, include the main bedroom with ensuite, a family bathroom and bedroom 4/study. On the first floor, a spacious landing serves two further bedrooms and a shower room. Well tended gardens surround the property and there is ample parking and a double garage. The property is offered with no ongoing chain and the property was once owned by the famous author Agatha Christie who purchased the house back in 1923.



ACCOMMODATION

Via double glazed door to ENTRANCE PORCH: Double glazed window to side, exposed granite wall, multi paned door to ENTRANCE HALL: Double glazed window to side aspect, multi paned door and step down to KITCHEN: An extensive range of fitted wall and base cupboards with granite work surfaces over. Inset sink and drainer, induction hob and extractor hood over. Double electric 'Neff' oven, integral 'Neff' dishwasher and space for upright fridge freezer. Matching island unit, oil fired central heating boiler, dual aspect double glazed windows, door to CONSERVATORY: Floor to ceiling timber double glazed windows and French doors to garden, double glazed vaulted roof with ceiling fan. SITTING ROOM: Feature granite fireplace with inset woodburning stove and granite hearth, double glazed windows to conservatory, staircase to first floor, doors to DINING ROOM: Former granite fireplace with mantle, double glazed window to front aspect. BEDROOM 4/STUDY: Double glazed window to front aspect. REAR HALL: Airing cupboard with hot water cylinder and shelving, access to electric meters. Doors to BEDROOM 1: Bay double glazed window to front aspect, further double glazed window to side. Fitted wardrobes. Door to EN SUITE: Tiled shower cubicle with mains fitted shower, pedestal wash basin, WC, opaque double glazed window to side aspect.

FIRST FLOOR LANDING: A useful area with double glazed window to front aspect, access to roof space, doors to; BEDROOM 2: Dual aspect double glazed windows with views. Fitted bookshelves and cupboards, two fitted wardrobes. BEDROOM 3: Dual aspect double glazed windows offering views over the surrounding countryside. Fitted wardrobes, access to storage space. FAMILY BATHROOM: Tiled shower cubicle with electric shower, pedestal wash basin, WC, heated towel rail. Double glazed window to rear with views over the surrounding countryside.

OUTSIDE

From the lane, a five bar gate opens to a gravelled parking area for approximately three vehicles. Adjacent is a DOUBLE GARAGE: Of timber construction with double doors to front, light and power connected. Surrounding are well stocked shrub beds and bushes, with steps leading down to a level lawned garden with further flower and shrub beds and pathway leading to the front door. A gravelled path, runs down to the left of the house where the oil tank is sited. The main gardens lie at the rear, having been well-maintained and consisting of lawned areas, with large well established shrubs, trees and bushes, together with a small pond. There's a useful GARDEN STORE/WORKSHOP with light and power connected. Attached is a further SHED and pathway leading around the far side of the house.

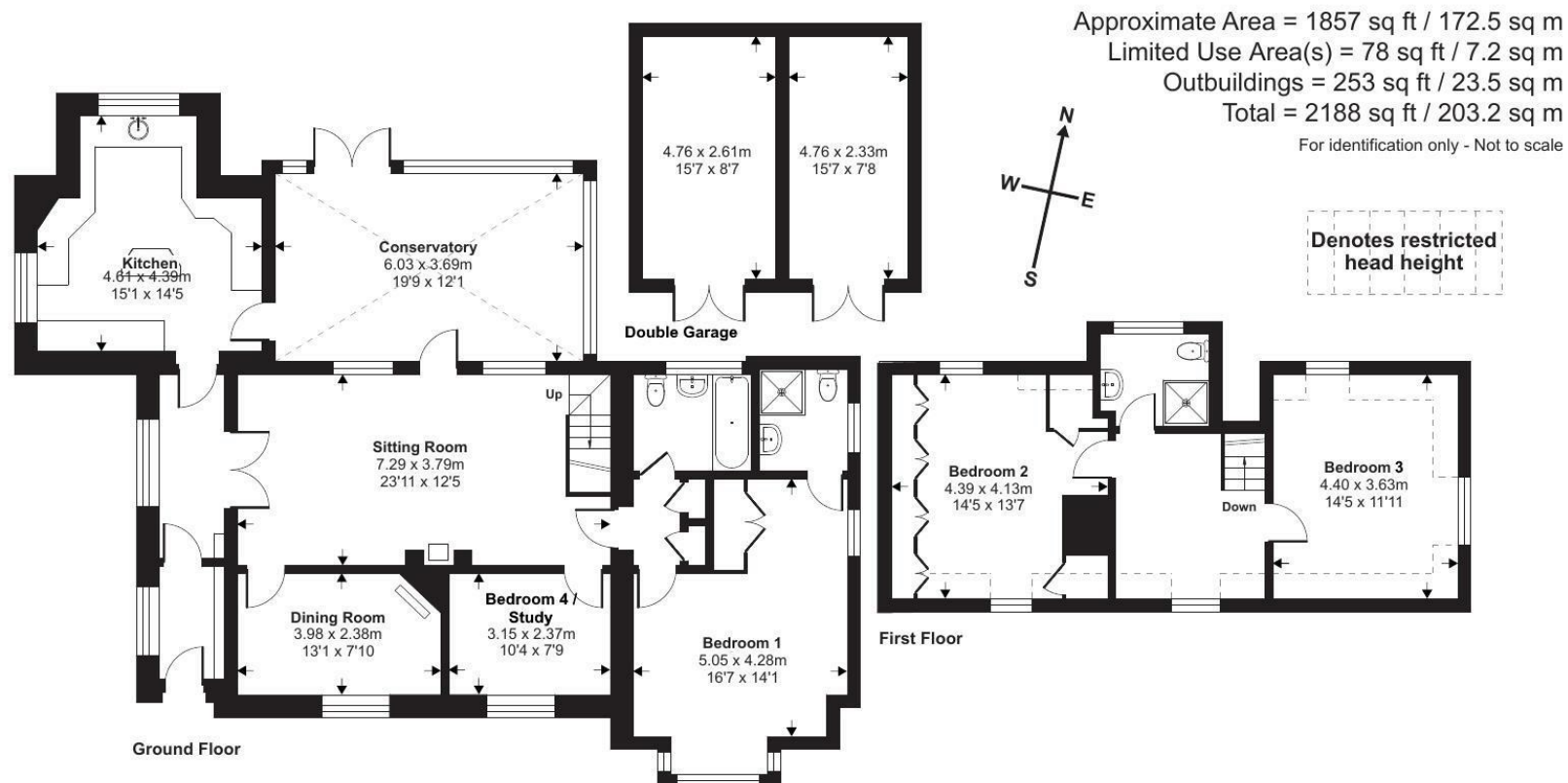
SERVICES

Mains electricity, drainage and metered water. Oil fired central heating.
Broadband Coverage: Ultrafast available upto 1800 Mbps (Ofcom)
Mobile Coverage: EE, Three and 02 limited indoors, all providers likely outdoors (Ofcom)

DIRECTIONS

what3words plankton.enhanced.twinkled
For Sat Nav purposes, the postcode is EX20 2HX.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1305901

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(29-34) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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