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Mistlemead House



Mistlemead House, 7 Webbs Orchard, North Tawton, Devon, EX20 2FE



A30 6 miles Okehampton 7.5 Miles Exeter  
23 Miles

A superb individual and particularly spacious 5/6 bedroom executive style home with large gardens and extensive range of garages/outbuildings.

- 6 Bedrooms
- 5 Bathrooms
- 3500 square feet
- 0.62 Acre Plot
- Numerous Outbuildings
- Potential PP for Further Home.
- Walking Distance of Town Centre

Guide Price £895,000

SITUATION

The property is situated in a small quiet cul de sac of individual detached properties, located within a short distance of the Primary School in this popular market town. North Tawton offers a supermarket and a range of local shops, pubs, hairdressers, takeaways and businesses, together with pre school, primary school, health centre and veterinary surgery. There are various sports facilities which include thriving rugby, football and bowls clubs, whilst there is an hourly bus service through North Tawton, between Barnstaple and Exeter. Okehampton some 7 miles away has a wider range of shops and services, leisure centre and schooling from infant to sixth form level. The A30 dual is easily accessible providing a direct link west into Cornwall and east to the cathedral and university city of Exeter with its main line rail, international air and M5 motorway connections. The countryside around North Tawton is particularly attractive and there are many opportunities for outdoor pursuits, such as riding, walking and fishing. The Dartmoor National Park is easily accessible at Okehampton.

DESCRIPTION

Mistlemead House comprises a superb individual and particularly spacious 5/6 bedroom executive style home. Occupying an enviable town ledge location, being private and set in large lawned gardens of 0.62 of an acre, yet with the benefit of being a short walk to the towns amenities. This delightful home boasts a stunning Kitchen/family room, a separate dining room, sitting room and large conservatory overlooking the gardens. further rooms on the ground floor include a cloakroom, utility room and ground floor bedroom with dressing room/office and en suite bathroom. On the first floor is an impressive master bedroom with fitted wardrobes and en suite bathroom, together with four further double bedrooms, two with en suite shower rooms, and a further family bathroom. The gardens have been well maintained and would suit those who require garaging/workshops and parking for several vehicles, motorhomes, caravans etc.

ACCOMMODATION

Via part glazed door and side light to Entrance Hall: stairs to first floor, store cupboard with shelving, radiator and heated towel rails. Doors to Cloakroom: pedestal wash basin, low level Wc, opaque window to front. Utility Room: Range of base cupboards with inset sink, plumbing and space for washing machine and tumble drier, tiled floor, door and window to rear. Kitchen/Family Room: A light triple aspect room, being delightfully fitted with an extensive range of contemporary cream base cupboards and drawers with granite worksurfaces, matching splashbacks and cupboards over, central island unit and separate dresser style unit with space for American style fridge/freezer. Range style electric cooker with gas hob above and extractor hood over, double bowl sink, integral warming drawer and dishwasher. Fitted breakfast bar. Space for large table/sofas, French doors to garden. Door to Dining Room: window to side aspect, fitted cupboard, French doors to Conservatory: dwarf wall with Upvc double glazed windows and glass roof, tiled floor, French doors to rear garden. Sitting Room: A triple aspect room overlooking the gardens, fireplace housing a wood burning stove on a tiled heath, double doors to the dining room. Inner Hall: with door to Bedroom 4: two set of wardrobe cupboards to remain, air conditioning unit, windows to rear, doors to Study/Dressing Room: Window to front aspect. En Suite Bathroom: panelled bath with tiled splashbacks, pedestal wash basin, Wc, glazed shower cubicle with large

showerhead, tiled floor, opaque window to front, heated towel rail. First Floor Galleried landing, doors to Bedroom 1: a large triple aspect room with views to rear towards Dartmoor. Range of fitted wardrobe cupboards and shelving. Door to En Suite Bathroom: Large glazed shower cubicle with oversized shower head, spa jet bath with shower attachment, Wc, wash hand basin, heated towel rail, tiled floor, opaque window to front. Bedroom 2: A light triple aspect room overlooking the gardens and towards Dartmoor. fitted wardrobe cupboards. En Suite: tiled shower cubicle with mixer shower, Wc, wash hand basin, half tiling to walls, opaque window to rear. Bedroom 3: double wardrobe cupboard, window to side aspect, door to En Suite: corner shower cubicle with power shower, wash hand basin, low level Wc, half tiling to walls. Bedroom 5: window to front, fitted airing cupboard with hot water cylinder and gas boiler providing hot water and central heating. Door to Bedroom 6: Velux roof lights, access to eaves storage space. Bathroom: half tiling to walls, shower cubicle with power shower, panelled bath, Wc, wash hand basin, opaque window to front.

OUTSIDE

A pair of five bar gates open to a large gravelled drive with parking to the front of the house for several vehicles, extending to the side to a larger area for turning/parking and to the various outbuildings. Garage 1: twin double doors to front, windows to side, electric and power connected. Garage 2: double doors to front, door and windows to side, light and power connected. Carport: suitable for motorhome or caravan. Workshop: with large electric roller up and over door, power and electric connected. separate Office/Store: with double doors to front, Cloakroom: comprising Wc, wash basin, window to side. The attractive gardens lie predominantly to the rear of the house and consist of a large area of level lawn with established flower and shrub borders, together with mature trees. A wide paved path extends around both sides of the house to a large paved patio seating area which can also be accessed from the conservatory. Towards the rear of the garden is a Stable Block: on a concrete apron, currently used for storage, but consisting of two loose boxes, a covered and garden store.

DIRECTIONS

From the centre of Okehampton, proceed in a easterly direction into East Street. At the second set of traffic lights turn left into Barton Road and leave the town via Crediton Road heading towards North Tawton. After approximately 7 miles turn left, signposted North Tawton. Upon entering the town take the first turning right into Exeter Street and proceed for approximately 300 metres passing the primary school on your left hand side. Webbs Orchard will be found after a short distance on you right, turn into the close and Mistlemead House, No 7 lies straight in front of you.

SERVICES

Mains Electric, Metered Water and Drainage. Gas fired Central Heating.

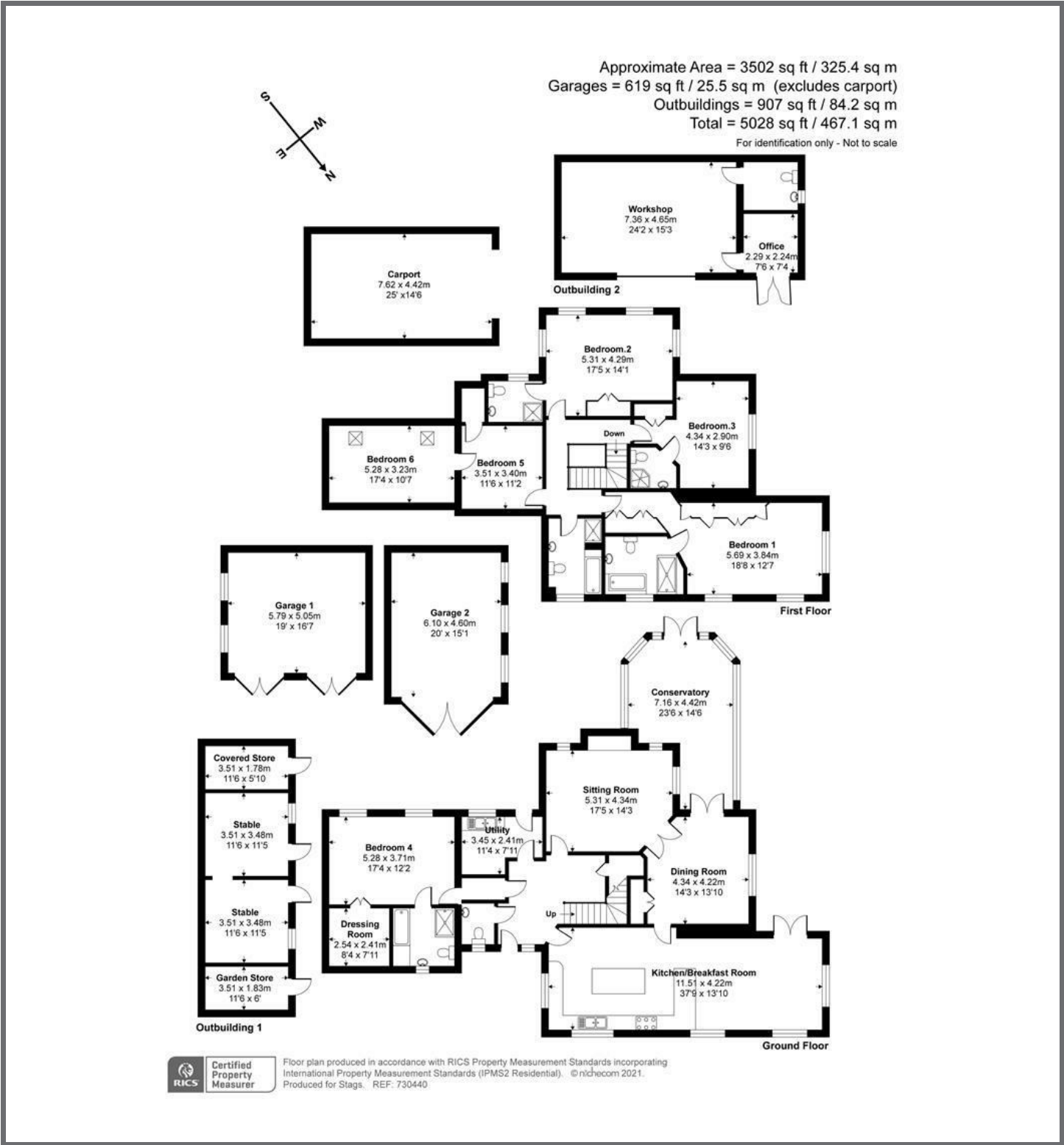
NOTES

A potential further benefit to a purchase(r) is that a planning application has been submitted by the current vendors through West Devon Borough Council for a separate 5 Bedroom detached home, lying to the right of the house which is currently pending. Planning Application Ref: 0033/21/FUL.









These particulars are a guide only and should not be relied upon for any purpose.

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Devon, EX20 1HN

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A	81	85
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

