



Glenelvin



Okehampton 5 Miles, A30 3 Miles, Exeter 19 Miles.

A well presented three bedroom Edwardian home with off road parking, garage/outbuilding and garden.

- Sitting And Dining Room
- Kitchen And Breakfast Room
- Three Bedooms
- En Suite, Bathroom And Cloakroom
- Garden And Parking
- Garage/Outbuilding
- Dartmoor Village
- Freehold
- EPC Band E
- Council Tax Band E

Guide Price £525,000

SITUATION

Glenelvin is situated within the heart of the village, an attractive rural community, situated within the northern boundaries of the Dartmoor National Park. The village amenities include two well patronised public houses and an excellent primary school. There are also regular bus services to and from Exeter and access can be gained to the A30 dual carriageway at nearby Whiddon Down. The former market town of Okehampton is some 5 miles distant and offers an excellent range of amenities including 3 supermarkets, nationally and locally owned shops, hospital, and leisure centre situated in the attractive setting of Simmons Park. There is schooling for all ages to 'A' level standard and various sports and leisure facilities, including thriving rugby and football clubs as well as tennis, squash and bowls. The Dartmoor National Park which is easily accessible from South Zeal by footpaths and bridleways offers hundreds of square miles of unspoilt scenery with many opportunities for riding and walking.

DESCRIPTION

A delightfully presented three bedroom detached Edwardian residence, situated within the heart of this popular Dartmoor Village. This lovely home is of stone and brick construction under a slate roof and benefits from oil-fired central heating and double glazing. The property is believed to date back to 1904 and retains many period features including attractive bay windows, high ceilings, picture rails and ceiling roses. In brief the property offers a sitting room and dining room, both with large bay windows to the front elevation; a dual aspect breakfast room; a well fitted kitchen; glazed rear porch and ground floor cloakroom. On the first floor are three bedrooms (one with en suite shower room) and there is a further family bathroom. Externally is a driveway providing off-road parking for several vehicles leading to a substantial stone outbuilding with is currently used as a garage and two-storey workshop/store. To the side, is a well tended south west facing garden with generous area of lawn, established plants, shrubs and borders. There is also a summer house providing a pleasant place to sit and relax and enjoy the views over the garden.

ACCOMMODATION

Via side entrance door to ENTRANCE HALL: Staircase to first floor landing; radiator; ceiling rose; coved ceiling; understairs cupboard. Doors to, DINING ROOM: Bay window to front elevation; ornate coved ceiling with ceiling rose and picture rail; former fireplace with slate hearth. Fitted cupboards and bookshelf; radiator. SITTING ROOM: A light dual aspect room with window to side and bay window to front; ornate coving, ceiling rose and picture rail; feature fireplace with

granite mantle, radiator; low level cupboards and bookshelves. BREAKFAST ROOM: A cosy dual aspect room with window to rear and side with window seat. Fitted cupboards and shelving, radiator, open aspect to KITCHEN: A further dual aspect room with matching range of wall and base cupboards with worktops over and inset sink and drainer. Integral fridge/freezer, dishwasher, electric oven and microwave. Ceramic hob with extractor hood over over, radiator, door to: REAR PORCH: With glass roof, glazed door and window to rear, door to CLOAKROOM: WC with high level cistern. wash basin and oil fired central heating boiler.

FIRST FLOOR LANDING Obscure glazed window to rear; access to loft space. Doors to, BEDROOM 1: Bay window to front; ornate cast iron and tiled fireplace; radiator. Door to: EN SUITE SHOWER ROOM: Pedestal wash hand basin; WC, shower cubicle with mains fed shower. BEDROOM 2: A light dual aspect room with window to side with views over the village and bay window to front with views of Dartmoor; ornate cast iron and tiled fireplace; radiator. BEDROOM 3: Window to rear; radiator. Airing cupboard with hot water tank and shelving. BATHROOM: Panelled bath with mains fed shower over and screen door, vanity wash basin; WC. Heated towel rail.

OUTSIDE

From the village road, a paved driveway provides off-road parking for several cars. This leads to the GARAGE/OUTBUILDING A large stone built outbuilding, currently utilised as a garage and two storey store. GARAGE: With up-and-over door; concrete floor; power and lighting connected. GROUND FLOOR STORE: Window to side; stairs to first floor. FIRST FLOOR STORE: Windows to all sides; power and lighting connected. This building could offer potential, subject to the necessary planning permissions and building consents for conversion to an annexe, home office etc. GARDEN A well maintained level enclosed south-west facing garden enjoying a good degree of privacy and a sunny aspect. Predominantly laid to lawn with numerous flowerbeds containing a wealth of shrubs and plants. There is a large SUMMER HOUSE providing a lovely place to sit and relax enjoying the views over the garden.

SERVICES

Mains water, mains drainage, mains electricity. Oil-fired central heating. Broadband Coverage: Superfast upto 80Mbps (Information supplied by Ofcom). Mobile Coverage: EE good outdoor (Information supplied by Ofcom).

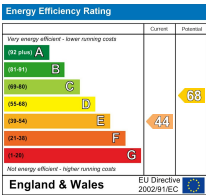
DIRECTIONS

For SAT NAV purposes the postcode is EX20 2JP. what3words punchy.buzzards.globe





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