



Old Rectory







# Old Rectory

Beaworthy, Devon, EX21 5AS

Okehampton 10 Miles, Exeter 37 Miles.

A spacious, Grade II listed 5/6 bedroom newly refurbished former rectory set in gardens and grounds of approximately 9.7 acres.

- Spacious Kitchen/Dining Room
- Five Bedrooms and Study
- Approximately 9.7 Acres
- EPC Band E
- Sitting Room and Formal Dining Room
- Formal Gardens and Paddocks
- Freehold
- Council Tax Band B & E



Guide Price £1,150,000

## Stags Okehampton

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@StagsProperty

## SITUATION

The property occupies a convenient location approximately 1 mile from the A3079 and is approached via its own driveway from a quiet country lane. The village of Halwill Junction is approximately 3 miles away, with a primary school and a range of local shops and inn. Private schooling can be found at the popular Shebbear College which is within easy driving distance. The town of Okehampton offers a wider range of shops, services and facilities, three supermarkets including a Waitrose, doctors surgery, dentist and train station. Okehampton has schooling from infant to comprehensive level, together with numerous sports and leisure facilities, including a modern leisure centre in the attractive setting of Simmons Park. From Okehampton there is easy access onto Dartmoor which provides some of the finest walking in the South West and direct access to A30 dual carriageway, providing a direct link west into Cornwall or east to the Cathedral and University City of Exeter. The town of Bude and North Cornish Coast is located some 19.4 miles away, with access to the South West Coast path and some of the most stunning coastal scenery in the UK.

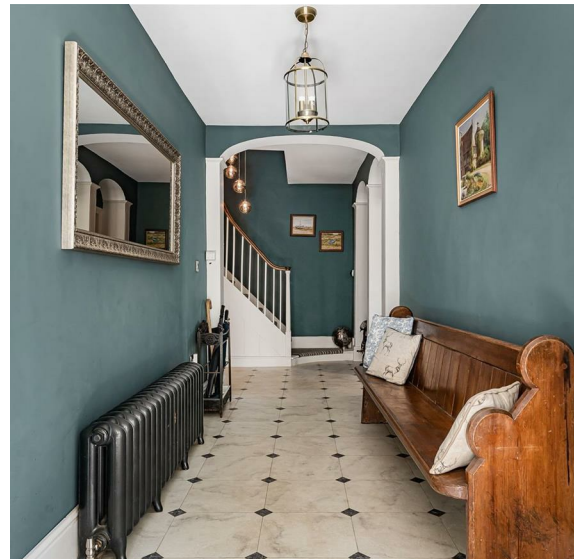
## DESCRIPTION

A spacious, Grade II newly refurbished former rectory set in gardens and grounds of approximately 9.7 acres. Over the past three or so years the property has been fully refurbished by the present vendors creating a delightful family home. The property offers spacious and adaptable accommodation throughout and is heated via oil fired central heating, together with log and multi fuel stoves. A number of rooms are spacious with high ceilings and boast sash windows with original shutters. The original features are complimented by modern bath and shower rooms and a superb large kitchen/family room with electric Aga. The first floor boasts five bedrooms together with a study and there are some lovely views, particularly from the east elevation over the gardens and fields beyond. The gardens and grounds extend to approximately 9.7 acres and combine formal, vegetable and fruit gardens and pasture paddocks. There are a range of buildings, a garage and ample parking.

## ACCOMMODATION

Double doors to ENTRANCE PORCH: Glazed with with decorative double doors to ENTRANCE HALL: Staircase to first floor, doors to KITCHEN/FAMILY ROOM: A light and spacious room with dual aspect sash windows and shutters. Fireplace with multi fuel stove and space for a large table. The country style kitchen is extensively fitted with a range of cupboards with quartz worktops over and large matching island unit. Integral dishwasher and electric AGA. Double bowl sink and hot water tap. Door to WALK IN PANTRY: Range of shelving and space for 'American' style fridge/freezer. Window to rear aspect. DINING ROOM: Decorative cornicing and panelled walls. Large sash window and shutters to front elevation. Fireplace with multi fuel stove. BOOT ROOM: Shelving, former bread oven, bench seat and door to rear. SITTING ROOM: A further large dual aspect room with parquet style flooring. Secondary staircase to rear landing with understairs cupboard. Fireplace with wood burning stove stove. REAR LOBBY: Tiled floor, doors to UTILITY ROOM: Range of timber base cupboards with inset sink and drainer. Window to rear and tiled floor. Plumbing and space for washing machine and tumble drier. Space for white goods. CLOAKROOM: Vanity wash basin, WC, opaque window to rear.

REAR LANDING: Storage cupboard, doors to BEDROOM 1: A lovely well proportioned dual aspect room with range of fitted wardrobes. Access to loft space, doors to EN SUITE: Walk in tiled shower cubicle. Twin vanity wash basins, WC, freestanding bath, heated towel radiator, tiled floor, roof Velux. STUDY: Velux window, connect door to MAIN LANDING: Access to loft space, doors to, BEDROOM 2: Dual aspect sash windows with lovely views, ornate cast iron fireplace. BEDROOM 3: Ornate cast iron fireplace. Window to side aspect with views over the gardens and paddock. BEDROOM 4: Exposed stone wall, sash window to front. BEDROOM 5: Sash window to front. FAMILY BATHROOM: Bath with mains fed mixer shower over and screen door. Vanity wash basin, WC, heated towel radiator, exposed stone wall. Window to rear aspect. On the HALF LANDING a door opens to a further SHOWER ROOM: Corner shower cubicle with mains fed mixer shower, WC, vanity wash basin, heated towel radiator. Window to rear aspect.





## OUTSIDE

A five bar gate opens to a sweeping drive with central lawned garden, leading down to the house and beyond onto a further entrance gate to the lane. There is a gravelled parking area and adjacent is a GARAGE/WORKSHOP with light and power connected, roller door and personal door to front. From the drive, a path leads to the right, to a paved seating area overlooking the lawned garden with mature trees and opening onto the side paddock. At the far end of the garden are two further seating/entertaining areas, one with covered pergola. Set above is a fruit garden with a series of bushes which include raspberry, gooseberry, blackcurrant and redcurrant. From here a concrete path leads to a galvanised STORE and adjoining TRACTOR SHED. Opposite is a STATIC CARAVAN used for storage. Set above the parking area is a lawned garden/paddock area, which features an enclosed vegetable garden with large GREENHOUSE and raised vegetable beds. Whilst adjacent is a GARDEN and TOOL SHED. From here access can be gained to the three interconnecting paddocks which surround the house and border the stream on the northern side. Suitable for grazing equestrian or leisure use.

## SERVICES

Mains water, electric, oil fired central heating. Private drainage (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection.

Broadband Coverage; Vendors currently use Starlink, with speeds believed to be up to 100mb. Standard is also available upto 12mbps (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

Mobile Coverage: EE Good outdoor and in home, 02 and Vodafone good outdoor. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

## DIRECTIONS

For SAT NAV purposes, the postcode is EX21 5AS.  
what3words protest.park.whirlpool

## AGENTS NOTE

Additional land in the region of 7.5 acres, could be available by separate negotiation.



Approximate Gross Internal Area 3333 sq ft - 309 sq m

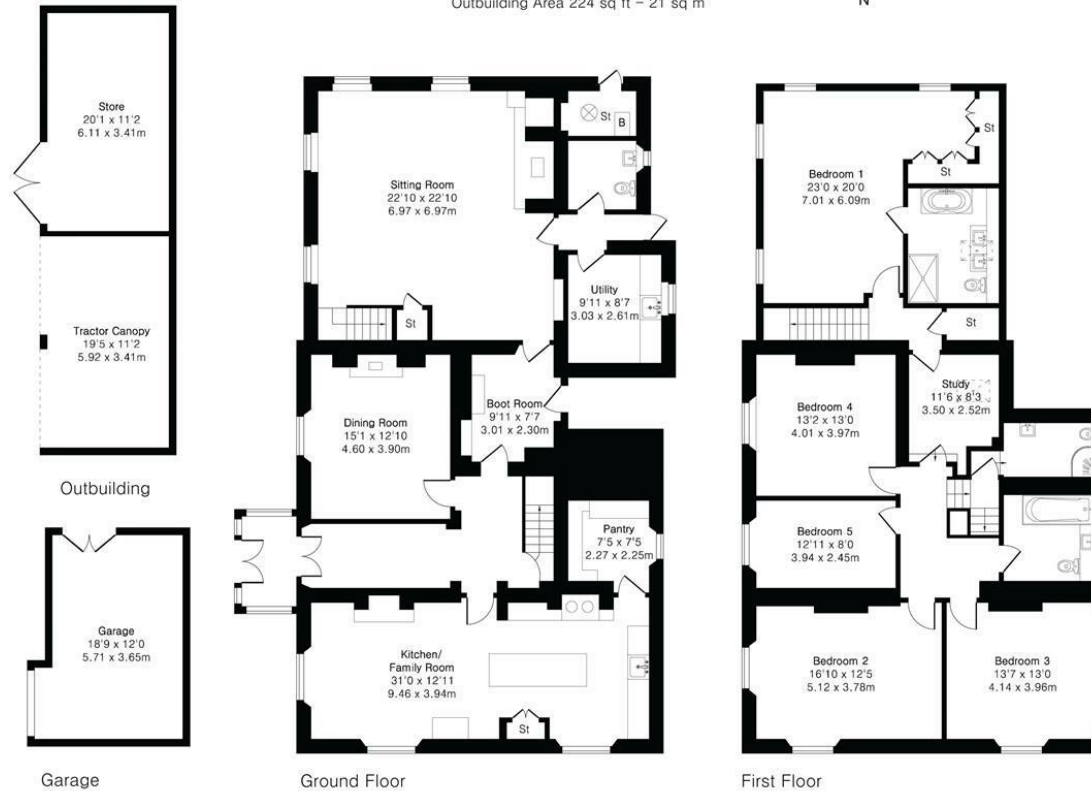
(Excluding Garage & Outbuilding)

Ground Floor Area 1767 sq ft - 164 sq m

First Floor Area 1566 sq ft - 145 sq m

Garage Area 235 sq ft - 22 sq m

Outbuilding Area 224 sq ft - 21 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



