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Pelistry House



Okehampton 5 Miles, A30 3 Miles, Exeter 18 Miles.

## A superb four bedroom family home situated within this favoured Dartmoor village.

- Two Reception Rooms
- Kitchen/Breakfast Room and Utility Room
- Four Bedrooms
- Shower Room, Bathroom and Cloakroom
- Gardens
- Dartmoor Village
- No Chain
- Freehold
- EPC Band E
- Council Tax Band E

Guide Price £495,000

### SITUATION

The property 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 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 delightful, stone built, four bedroom family home believed to date back to the 1860's, situated within the heart of this popular Dartmoor Village. In brief, to the ground floor, the property offers two reception rooms, both with wood burning stoves. There is a ground floor cloakroom, a kitchen/breakfast room backing onto the garden and a utility room. The first floor offers four bedrooms, a spacious bathroom and separate shower room. To the front is an enclosed garden. A shared driveway to the right leads to a garage/workshop, whilst there is an attractive enclosed garden to the rear with views towards Cosdon Beacon. A further benefit includes a separate allotment within easy walking distance.

### ACCOMMODATION

Front entrance door to ENTRANCE HALL: Staircase to first floor, fitted desk and drawers under stairwell. Tiled floor. Doors to SITTING ROOM: Window to front aspect, feature granite fireplace with inset wood burning stove. French doors to garden. DINING ROOM: Window to front aspect with window seat. Stone fireplace with wood burning stove and bread oven. Exposed stone wall. Door to KITCHEN/BREAKFAST ROOM: Range of wall and timber base cupboards with work surfaces over and inset butler sink. Space for electric cooker with extractor hood over. Plumbing for dishwasher, windows to rear, Velux roof windows and door to garden. Plumbing for dishwasher, tiled floor. UTILITY ROOM: Worktop with plumbing and space below for washing machine and tumble drier. Shelving and oil fired central heating boiler.

FIRST FLOOR LANDING: Glazed door to balcony with views towards Cosdon Beacon. Fitted cupboards. access to loft space with light, ladder and part boarded. Doors to BEDROOM 1: French doors to balcony with views towards Dartmoor. BEDROOM 2: Window to front aspect. Former fireplace and mantle. BEDROOM 3: Window to front aspect. Ornate cast iron fireplace. BEDROOM 4: Window to front aspect. SHOWER ROOM: Vanity wash basin, WC, shower cubicle with electric shower. Heated towel rail, window to rear. FAMILY BATHROOM: Airing cupboard with hot water cylinder and linen shelving. WC, bath, pedestal wash basin with light/mirror over. Large walk in shower cubicle with electric shower.

### OUTSIDE

A pedestrian gate opens to a paved path leading to the front door. Flanked by lawned gardens with established shrub beds and borders and attractive iron railings. A gated shared driveway to the left, leads to the rear, where there is a GARAGE/WORKSHOP: with light and power connected. The main garden is adjacent and is largely enclosed by stone walls and comprises a patio and lawned area with established shrubs and bushes. Outside tap.

### SERVICES

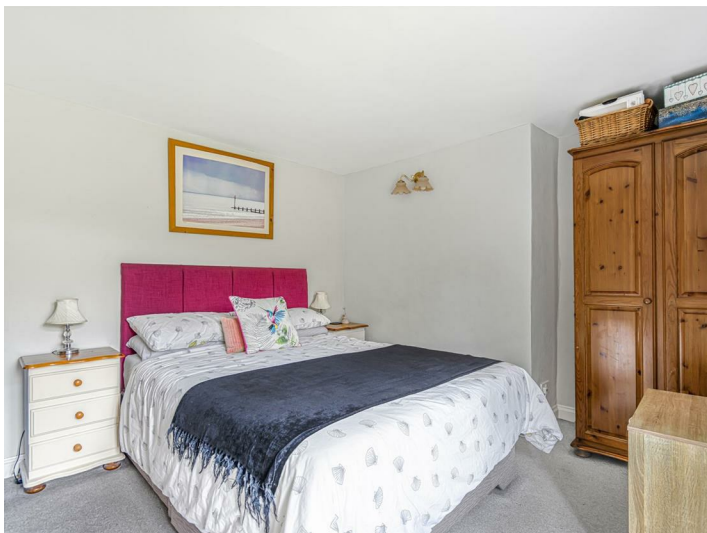
Mains electricity, water and drainage. Oil central heating. Broadband Coverage: Superfast available in area up to 80 Mbps (Ofcom). Mobile Coverage: EE, 3 and 02 Variable outdoor. (Ofcom).

### DIRECTIONS

For SAT NAV purposes, the postcode is EX20 2JT what3words fuzzy.poses.bakers

### AGENTS NOTE

A short walking distance from the cottage is a further garden area currently used as an allotment.

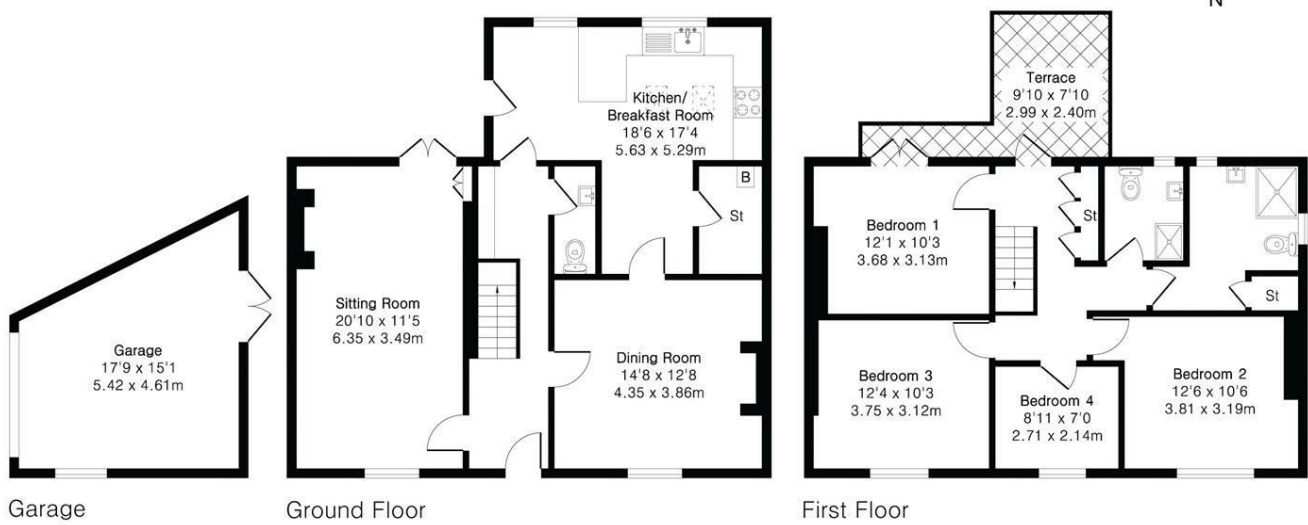


**Approximate Gross Internal Area 1539 sq ft - 143 sq m  
(Excluding Garage)**

Ground Floor Area 845 sq ft – 78 sq m

First Floor Area 694 sq ft – 65 sq m

Garage Area 211 sq ft – 20 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.



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(55-68) E	(35-52) F	(15-44) G	
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		80	50

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