



Two Hoots



Two Hoots Brightley

, Okehampton, Devon, EX20 1RH

Okehampton 1 Mile, A30 2 Miles, Exeter 25 Miles

Impressive 3/4 bedroom detached home with a delightful backdrop from the rear garden overlooking the River Okement.

- Sitting Room
- 3 Bedrooms
- Family Bathroom & Shower Room
- Games Room & Snug
- Council Tax Band D
- Open Plan Kitchen/Dining Room
- Dressing Room/Bedroom 4
- Office & Storage Room
- Attractive Gardens & Garage
- Freehold

Guide Price £599,950

SITUATION

The property occupies an enviable semi rural location in a small hamlet known as Brightley. Having a delightful backdrop at the rear overlooking the River Okement. The property lies only 1 mile outside of Okehampton, being within an easy walking/driving distance. The town offers an extensive range of shops, services, facilities and railway station with links to Exeter and beyond. There are three supermarkets (including a Waitrose) a range of nationally and locally owned shops and businesses, together with a modern hospital and leisure centre in the attractive setting of Simmons Park. There is schooling from infant to sixth form level. The Dartmoor National Park offers hundreds of square miles of superb unspoilt scenery. From Okehampton there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail and international air connections. The countryside around Okehampton is particularly attractive with many opportunities for riding, walking and outdoor pursuits. The Granite Way cycle trail, which runs to the Dartmoor village of Lydford, can also be accessed at the top of Station Road, together with Okehampton golf course.

DESCRIPTION

Having been extended and completely modernised by the current owners, the property offers perfect family accommodation in an idyllic location. Works to the property have been completed to very high standard though out, transforming the bungalow into a modern family residence. On approach to the property an open porch leads to an entrance hall and accommodation which in brief comprises, sitting room with wood burner stove and exposed brick chimney breast; well appointed open plan kitchen/dining area with oil fired Rayburn and bi-fold doors to decked terrace, 2 double bedrooms and a shower room complete the ground floor. From the entrance hall stairs lead to the first floor with master bedroom, dressing room/bedroom 4 and bathroom. The inner hallway stairs lead from the laundry room to the lower ground floor and an extensive utility area, there is also a gym, games room, snug and study/office.



ACCOMMODATION

The property opens to an ENTRANCE HALL: with staircase leading to the first floor. To the left is an attractive dual aspect SITTING ROOM: With a feature brick fireplace and wood burning stove. At the rear is a superb extended and light open plan KITCHEN/DINING ROOM: Offering lovely views from windows and bifold doors down over the gardens. A white contemporary kitchen offers quartz worktops and a matching island unit. The oil fired Rayburn provides cooking, central heating and water. Whilst there is a separate electric oven and hob. Together with a fitted dishwasher and space for a large fridge/freezer. The dining space is large and offers a window seat and Bifold doors to the decking and garden. The INNER HALL: Has a built in airing cupboard with hot water cylinder and adjacent are BEDROOMS 2 AND 3: Both with front facing aspects and one with an understairs storage cupboard. SHOWER ROOM: Corner shower cubicle, pedestal wash basin, WC, opaque window to rear and towel rail. LAUNDRY ROOM: Window to rear aspect, plumbing and space for washing machine and tumble drier. Staircase to lower ground floor.

FIRST FLOOR LANDING: Doors to, BEDROOM 1: With twin Velux roof lights and access to eaves storage space. DRESSING ROOM/BEDROOM 4: Divided by the chimney breast with twin Velux roof lights. BATHROOM: WC, Panelled bath, pedestal wash basin, heated towel rail. Velux roof light.

LOWER GROUND FLOOR: External door and side window to garden. The lower ground floor provides a series of rooms, suitable for a variety of uses. The first room is used as a UTILITY ROOM: which offers a number of base cupboards. An inner hall leads of to a room used as a GYM, there is a OFFICE, STORAGE ROOM, GAMES ROOM and SNUG with a side aspect window.

OUTSIDE

The property is approached via a brick paved pathway to the front entrance. The front and side gardens are laid to lawn with some mature trees and flowerbeds. Adjoining the rear is a modern composite decking with external lighting and a patio area. Beyond are large mature lawned gardens with a small area of Copse. The rear gardens back onto the river. A brick drive provides parking for numerous vehicles, which in turn leads to a LARGE GARAGE: With light and power connected.

SERVICES

Mains electricity, mains water, mains drainage and oil fired central heating
Broadband Coverage;
Mobile Coverage:

DIRECTIONS

For Sat Nav purposes, the post code is EX20 1RH.
what3words laugh.branch.lin



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) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	47	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal Area 2548 sq ft - 236 sq m
(Excluding Outbuilding)
Lower Ground Floor Area 981 sq ft - 91 sq m
Ground Floor Area 1114 sq ft - 103 sq m
First Floor Area 453 sq ft - 42 sq m
Outbuilding Area 579 sq ft - 54 sq m

