



Wits End





# Wits End Station Road

Bridestowe, Okehampton, Devon, EX20 4EH

Okehampton 6.5 Miles, Exeter 30 Miles

A superb energy-efficient, individual architect designed modern home offering flexible 3/4-bedroom accommodation, set within a highly desirable village location.

- Light Contemporary Home
- 3/4 Bedrooms
- Garage/Workshop And Parking
- Versatile Accommodation
- Freehold
- Village Location
- Dartmoor Views
- Gardens
- EPC Band B
- Council Tax Band D

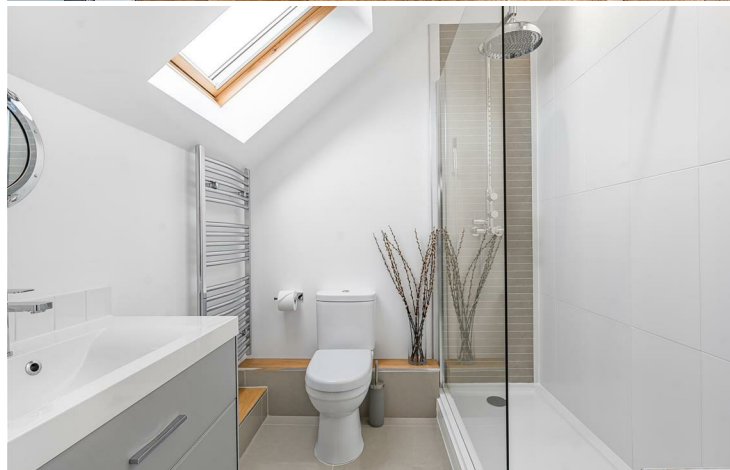
## Guide Price £599,500

### SITUATION

The property lies towards the edge of the village of Bridestowe, a charming village on the northern fringes of the Dartmoor National Park. The village has a range of facilities including a Post Office/Store, popular public house The White Hart Inn, Primary School and modern village hall. The village is situated within easy reach of the Dartmoor National Park with its hundreds of square miles of unspoilt scenery and many opportunities for riding, walking and outdoor pursuits. The Granite Way runs close to the village providing access to miles of off road cycling and walking. The A30 dual carriageway is close by offering a direct link West into Cornwall and east to the Cathedral city of Exeter and with its M5 motorway, mainline rail and international air connections. The nearby town of Okehampton offers an excellent range of shops and services, three supermarkets including a Waitrose, together with schooling from infant to sixth form level and railway station.

### DESCRIPTION

A superbly presented individual architect designed energy-efficient modern home, offering flexible 3/4 bedroom accommodation and enjoying an enviable, elevated position on the edge of this sought-after village. Built in 2013, the property benefits from UPVC double glazing, underfloor oil-fired central heating and income-generating solar PV panels. Designed to maximise the wonderful outlook towards Dartmoor, the house features striking floor-to-ceiling windows in both the spacious kitchen/dining room and the first-floor sitting room, creating light and inviting living spaces. The accommodation is well-proportioned throughout and maintained to a high standard. Further advantages include generous parking, a garage with adjoining workshop, attractive low maintenance gardens and far-reaching views, all combining to create an excellent family home in a desirable village setting.





**ACCOMMODATION**

Via modern aluminium front door to ENTRANCE PORCH: Window to side aspect, fitted cloaks/shoe cupboard. Tiled floor. glazed door to ENTRANCE HALL: Tiled floor, turning staircase to first floor, doors to KITCHEN/DINING ROOM: A stunning light, open plan room with range of dusk blue cupboards and drawers with dark granite work tops over and inset sink and drainer. Window to side aspect, dishwasher, Falcon range cooker with extractor hood over. Matching larders cupboards with 'American' style fridge/freezer. The light dining area has space for a large table, with modern floor to ceiling aluminium windows and doors opening to the terrace with delightful views towards Dartmoor. Door to UTILITY ROOM: Fitted worktop with inset sink and drainer and cupboards under, plumbing and space for washing machine, window to side, fitted larder cupboards to one wall. Built in cupboard housing the hot water tank and electric meters, glazed door to rear. BEDROOM 2: Window to rear, built in wardrobe cupboard. BEDROOM 3: Window to front with Dartmoor views. BATHROOM: Panelled bath with mixer shower and screen door, vanity wash hand basin, WC, tiled floor, heated towel rail, window to rear aspect.

FIRST FLOOR LANDING: Wall mounted air/heat conditioning unit via external air source pump. Storage cupboard under eaves, oak floor, Velux roof light, doors to SITTING ROOM: A delightful room with part vaulted ceiling and fabulous floor to ceiling windows with stunning views of Dartmoor. Fitted electric blinds, oak floor, radiator. Door to STUDY/BEDROOM 4: Velux roof light, oak floor. Fitted cupboards. BEDROOM 1: Extensive range of fitted wardrobes to one wall with hanging space and shelving. Velux roof light, window to front with Dartmoor Views. Door to EN SUITE: Large walk in shower with oversized shower head, WC, vanity wash hand basin, heated towel rail, Velux roof light, tiled floor.

**OUTSIDE**

Double gates from the village road, open to a brick paved driveway bordered by raised planters. There is parking for numerous vehicles and a detached GARAGE: with electric roller door, sensor light and power connected. Attached to the rear is a WORKSHOP: with light and power. Immediately to the front of the house is a large paved terrace, ideal for entertaining, with well established flower and shrub borders, taking in the superb views to the hills and tors of Dartmoor. A wide paved path with covered log store to side, extends around to the rear, with external water tap and oil boiler. The path continues around the other side of the house, where some steps lead up to a raised seating area, taking in the late afternoon sun with views over the fields to the rear.

**SERVICES**

Mains Water, Electric and Drainage. Oil fired central heating.  
Mobile Coverage: EE and 3, good outdoor, variable in home. (Information from Ofcom)  
Broadband Coverage: Ultrafast up to 1800 Mbps (Information from Ofcom)

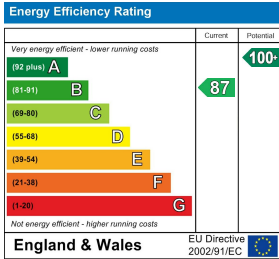
**DIRECTIONS**

For SAT NAV purposes the Postcode is EX20 4EH.  
what3words claps.toasters.movies





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.



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Approximate Gross Internal Area 1462 sq ft - 136 sq m  
(Excluding Garage)  
Ground Floor Area 753 sq ft - 70 sq m  
First Floor Area 709 sq ft - 66 sq m  
Garage Area 232 sq ft - 22 sq m

