

Cross Keys Estates

Opening doors to your future



Trafalgar Lodge Sticklepath
Okehampton, EX20 2NR
Price £1,400,000 Freehold

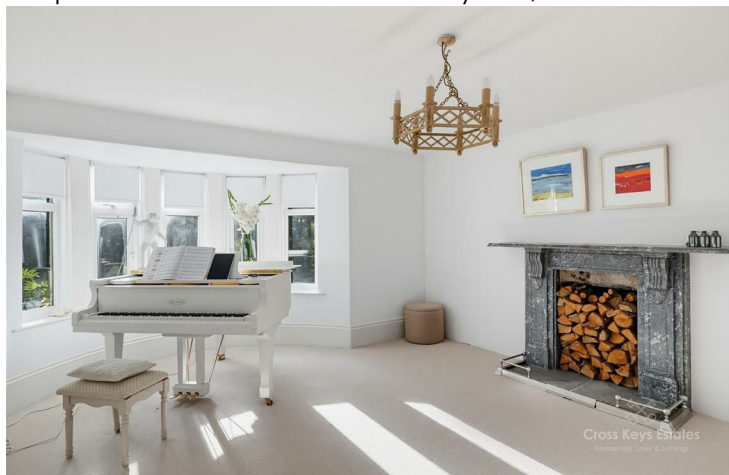
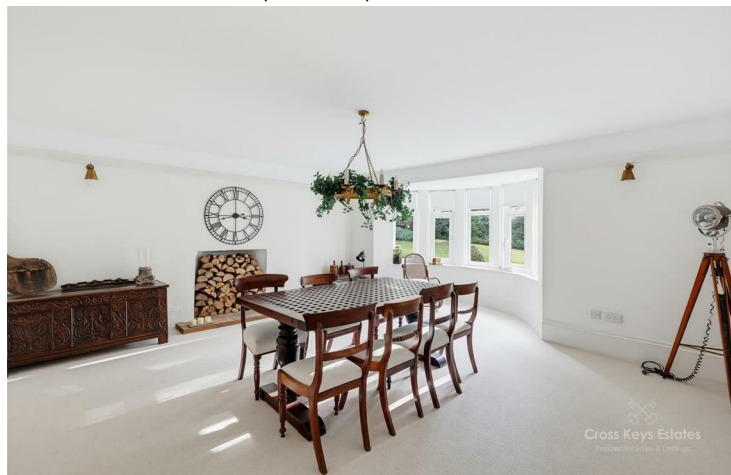


Trafalgar Lodge Sticklepath, Okehampton, EX20 2NR

Price £1,400,000 Freehold

Trafalgar Lodge is a truly exceptional detached country residence, beautifully positioned within approximately 5.14 acres of private and beautifully maintained grounds on the edge of Dartmoor National Park. Offering over 4,300 sq. ft. of versatile accommodation, this magnificent home combines generous living space, five or more bedrooms, extensive reception rooms and a substantial detached residential outbuilding with stunning far-reaching views across the Devon countryside. Lovingly refurbished and updated by its current custodian, the property enjoys a wonderful balance of elegance, comfort, privacy and rural tranquillity, whilst remaining conveniently close to Okehampton and the A30. A rare opportunity to acquire an outstanding Devon country home in an enviable countryside setting.

- Magnificent Detached Country Residence
- Five Generous Bedrooms, 3 En Suites, 2 Family Bathrooms
- Spacious Sun Room, Two Juliet Balconies
- Expansive Modern Kitchen / Breakfast Room
- Mature Gardens, Lawns, Pond & Woodland
- Set Within 5.14 Acres Of Beautiful Grounds
- Stunning Triple-Aspect Sitting Room
- Triple Car Port, Workshop & Substantial Driveway
- Incredible Far Reaching Views Across Countryside
- Separate Annex Previous Holiday Use, EPC- D57



Cross Keys Estates

As one of Plymouth's leading QUALIFIED estate agents for over two decades, we are proud to have been offering our multi award winning customer service since day one. If you are currently on the market or you are thinking of putting your property on the market, why not give us a call, you will not be disappointed. 98% of our clients recommend us to their friends and family and our results, when it comes to sales, are unrivalled.

Sticklepath

Sticklepath offers an idyllic Devon village lifestyle, combining the charm and tranquillity of a traditional rural community with excellent accessibility to the wider region. Nestled on the northern edge of Dartmoor National Park, the village is surrounded by some of Devon's most beautiful countryside, with an abundance of scenic walks, bridleways and open moorland close at hand, making it an exceptional setting for those who enjoy walking, cycling, riding and outdoor pursuits. The village itself has a welcoming community atmosphere and a strong sense of rural character, whilst the nearby market town of Okehampton provides a comprehensive range of everyday amenities, independent shops, cafés, restaurants, schools and leisure facilities. For commuters and those wishing to explore further afield, the A30 is readily accessible, providing convenient connections towards Exeter and the M5 to the east, and Cornwall to the west. Sticklepath therefore offers the best of both worlds – peaceful Devon countryside and an enviable rural lifestyle, yet with excellent road links and everyday amenities within easy reach.

More Property Information

Approached via a sweeping, private tree-lined driveway, Trafalgar Lodge enjoys a wonderfully secluded and peaceful position within the picturesque village of Sticklepath, Okehampton, surrounded by the breathtaking Devon countryside. Set within approximately 5.14 acres, the property offers an exceptional combination of mature gardens, sweeping lawns, a tranquil pond, established woodland and paddock, creating a wonderful private environment in which to enjoy the outdoors and the changing seasons. The house itself extends to over 4,300 sq. ft. and has been lovingly and sympathetically refurbished and updated by its current custodian, creating a superb family home which combines character, elegance and modern-day comfort. The generous accommodation includes five or more spacious bedrooms, three with en suite facilities, and two bathrooms including an impressive marble-tiled family bathroom featuring a jacuzzi bath, twin basins and a waterfall and rainfall shower with body jets. All five benefiting from underfloor heating. The heart of the home is undoubtedly the large, light-filled kitchen with electric AGA and breakfast room, which opens directly onto the terrace and gardens, providing an ideal space for both everyday family life and entertaining. There is also an impressive selection of reception rooms, including a beautiful triple-aspect sitting room with woodburning stove and French doors opening towards the views, a delightful sunroom with two Juliet balconies, a charming music room with bay window and a formal dining room. A substantial detached outbuilding, previously used for holiday lets, further enhances the versatility of the property, offering potential for an annexe or multi-generational accommodation, subject to the necessary consents. With Dartmoor National Park virtually on the doorstep, Okehampton approximately three miles away and the A30 providing excellent access towards Exeter, Cornwall and beyond, Trafalgar Lodge offers an exceptional country lifestyle without sacrificing accessibility. This is a rare and particularly special home, offering space, privacy, versatility and an enviable tranquil Devon setting which truly needs to be experienced first-hand.

Porch & Entrance Hallway

Boot Room

Sitting Room

40'1" x 12'9" (12.23m x 3.88m)

Snug

10'1" x 9'7" (3.08m x 2.93m)

Music Room

13'9" x 15'9" (4.18m x 4.80m)

Dining Room

18'7" x 15'9" (5.67m x 4.80m)

Kitchen / Breakfast Room

20'3" x 26'10" (6.17m x 8.18m)

Utility Room & Walk-In Pantry

Cloakroom

Landing & Reading Room

21'0" x 17'11" (6.39m x 5.45m)

Primary Bedroom

14'1" x 16'2" (4.29m x 4.94m)

Family Bathroom

Bedroom 2 & En-Suite

11'11" x 15'10" (3.62m x 4.82m)

Bedroom 3 & En-Suite

18'5" x 10'7" (5.61m x 3.23m)

Bedroom 4 & En-Suite

16'7" x 11'3" (5.06m x 3.42m)

Guest Bedroom / Bedroom 5

20'7" x 13'11" (6.28m x 4.23m)

Guest Bathroom

Optional Extra Bedroom

10'2" x 27'2" (3.09m x 8.29m)

Optional Extra Bedroom

21'4" x 12'10" (6.50m x 3.90m)

Extensive Grounds 5.14 Acres

Coach House Annex, Carport, Workshop

Living Room

22'6" x 26'11" (6.88 x 8.22)

Triple Carport

22'6" x 28'9" (6.88 x 8.77)

Workshop

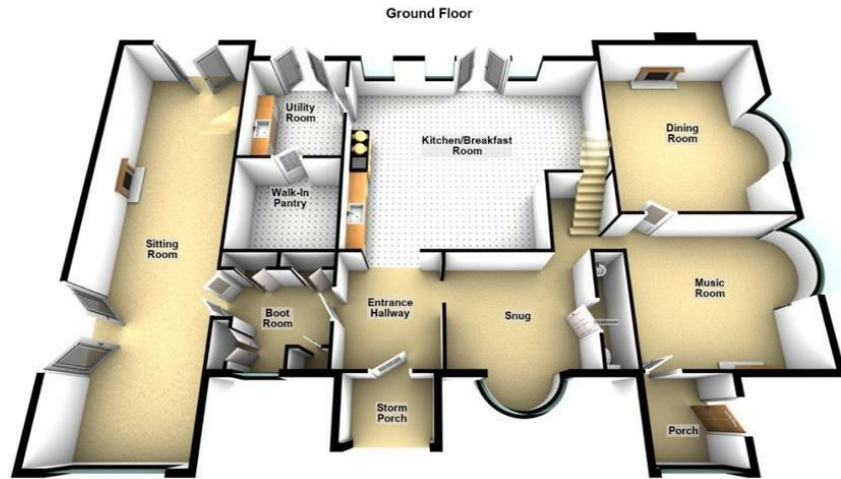
16'0" x 17'4" (4.9 x 5.3)

Cross Keys Estates Lettings Department

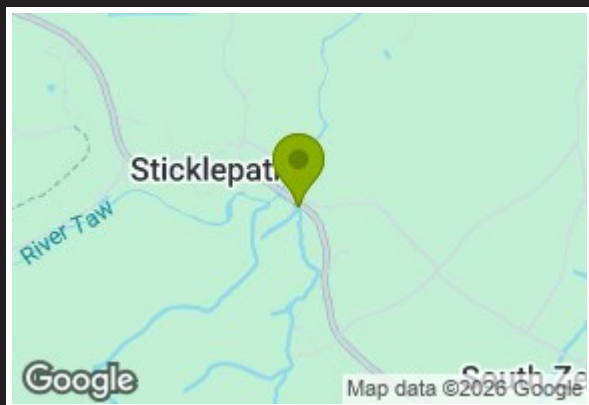
Cross Keys Estates also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call our director Jack who is a fully qualified and award-winning letting agent on 01752 500018

Financial Services





Cross Keys Estates
Residential Sales & Lettings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	68
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

VIEWINGS AND NEGOTIATIONS Strictly through the vendors agents, Cross Keys Estates MONEY LAUNDERING REGULATION 2003 AND PROCEEDS OF CRIME ACT 2002 Cross Keys Estates are fully committed to complying with The Money Laundering Regulations that have been introduced by the government. These regulations apply to everyone buying or selling a property, including companies, businesses and individuals within the United Kingdom or abroad. Should you either purchase or sell a property through this estate agents we will ask for information from you regarding your identity and proof of residence. We would ask for you to co-operate fully to ensure there is no delay in the sales/purchase process. IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Council Tax Band G



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