



NORTH TAWTON

OFFERS OVER **£575,000**

Superb 4 Bedroom Detached Family Home

 4 Bedrooms

 3 Bathrooms

 3 Reception Rooms

 EPC Rating: D (67)

**MILLER**
TOWN & COUNTRY



- » Spacious Detached Family Home
- » 4 Bedrooms with 3 Bathrooms
- » Views Toward Dartmoor
- » Mature, Private Gardens of 1/3 Acre
- » Double Garage & Extensive Off Road Parking
- » Situated on the Outskirts of Town

The Property: A grand entrance with a pillared porchway opens into the lower hallway, which gives access to the integral double garage, study / home office and cloakroom. A few steps lead up into the inner hallway providing access to the sitting room and kitchen, and another few steps lead to the bedrooms. Two of these are spacious double bedrooms, both have built in wardrobes, and one has an ensuite bathroom. The fourth bedroom is a slightly smaller double, and all are served by the main bathroom. From the hallway, a cast iron spiral staircase leads up into the principle bedroom suite, which enjoys spectacular views to Dartmoor from a Juliet balcony, and an ensuite bathroom and walk in dressing room. The large double aspect sitting room with bay window offers garden and Dartmoor views, and openings lead to a second sitting area and the garden room, currently used as a dining room. This bright space enjoys the benefit of being triple aspect, overlooking the gardens with views beyond, and its double doors lead out onto the pretty patio area. The well-appointed kitchen has an integrated gas oven with hob, a second electric oven, dishwasher, plenty of worktop and cupboard space, a stone tiled floor, and access to a utility room with side door to the driveway.



Location: Situated on the outskirts of the town within a mature development, the property offers easy access to local shops, pubs, cafes, pharmacy, doctors and primary school. The nearby towns of Okehampton and Crediton offer rail links to Exeter and onward to the main line to Paddington, along with a wider range of retail outlets and a variety of supermarkets as well as secondary schooling. Dartmoor National Park is only 10-15 minutes away as is the A30 corridor.

Outside: The driveway provides off road parking for numerous vehicles, leading to the integral double garage. The gardens of 1/3 acre wrap around to offer complete privacy, being well established with an array of plants, trees and shrubs such as Acer, Willow and Topiary. A delightful patio area creates the perfect spot for alfresco dining / entertaining, and a path leads to the top of the garden where a summerhouse is located. From here delightful views can be enjoyed over Dartmoor. To the front of the property is a generously sized lawn area, and pedestrian steps and path leading to the front door.

Accommodation

Ground Floor

Lower Hallway 21'1" x 8'10"

Study 12'11" x 5'10"

Cloakroom 2'10" x 7'2"

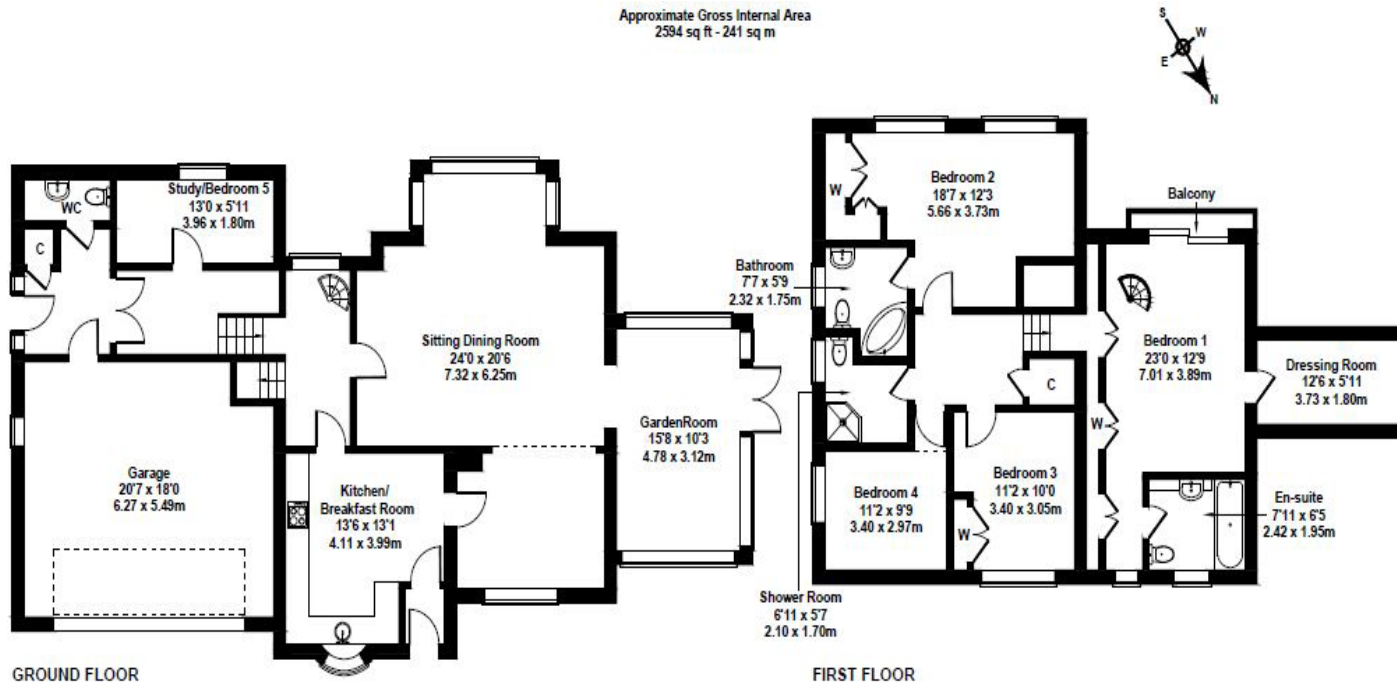
Sitting Room 20'6" x 19'7"

Second Sitting Area 12'2" x 8'3"

Garden Room 10'3" x 15'8"

Kitchen 13'5" x 13'1"

Garage 20'6" x 18'0"



Not to Scale. Produced by The Plan Portal 2023
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First Floor

Bedroom 1 12'9" x 16'4"

En-Suite 7'11" x 6'4"

Dressing Room 5'10" x 12'1"

Bedroom 2 12'3" x 18'4"

En-Suite Bathroom 5'6" x 6'10"

Bedroom 3 11'3" x 10'2"

Bedroom 4 8'5" x 9'9"

Services: Mains electricity, gas, water and drainage.

Council Tax Band: F



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VIEWING:

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