

SAMPLE MILLS



West Ogwell
Newton Abbot
Devon

£695,000
FREEHOLD





West Ogwell, Newton Abbot, Devon

£695,000 freehold

A detached stone built barn conversion occupying a larger than average size plot situated in the semi-rural location of West Ogwell boasting outstanding countryside views which can be appreciated from the main principle rooms.

The accommodation retains much charm and character throughout and comprises a large entrance hall with access off to an integral garage, utility room, downstairs cloakroom and study/bedroom 4 on the ground floor. Step up to a reception hallway where there is a large lounge/dining area with feature fireplace, and kitchen/breakfast room. Upstairs, there are 3 double bedrooms, the main bedroom benefitting from an en-suite plus there is a separate family bathroom.

The property has off road parking to the side, an integral garage and rear South West facing garden, which has an open outlook over the rolling countryside and where you can enjoy evening sunsets throughout the year.

For those seeking a characterful property situated in a semi rural location within easy distance of the A38, A380, M5 motorway and main rail line station to London Paddington, this provides a superb opportunity and an internal viewing is highly recommended.



Entrance Porch – Outside light. Hardwood glazed door and display window to:

Entrance Hall

Polished slate tiled flooring. Vaulted ceiling with exposed beams and exposed wall. Wooden panelling. Single panelled radiator. Wooden storage cupboard. Eaves storage. Door through to: **Integral Garage** – 5.40m x 3.80m (17'9" x 12'6")

Electric up and over door. Power and light. Window. Racking. Loft access with a pull down ladder.

Downstairs Cloakroom

Karndean flooring. Tiled walls. Obscure glazed window. Coving to the ceiling. Wash-hand basin. Low level w/c.

Utility Room – 2.01m x 2.00m (6'7" x 6'7")

Plumbing for washing machine. Space for tumble dryer. Granite worktops. Recessed obscure double glazed window. Tiled walls. Wall mounted cupboards. Pull-out storage cupboard. Coving to ceiling. Circular light.

Study/Bedroom 4 – 4.00m x 3.20m (13'1" x 10'6")

Obscure double glazed wooden framed windows to the front. Double glazed door and display windows to the side. Double panelled radiator. Coving to the ceiling. Ceiling rose. Karndean flooring.

Granite steps and stone path lead up to:

Reception Hallway

Access onto the reception landing. Staircase rising to first floor. Karndean flooring. Understairs storage with electric meter and consumer box. Picture rail. Coving to the ceiling. Double panelled radiator. Door through to the lounge. Door through to the kitchen area.

Lounge – 9.40m x 4.30m (30'10" x 14'1")

Karndean flooring. Recessed uPVC feature double glazed window looking over the garden and countryside beyond. Two double panelled radiators. Feature stone fireplace with slate hearth and built-in gas fired LPG gas log burner. Recesses on either side. Exposed beams and coving to the ceiling. Exposed stone wall with built-in wood beams. Access onto the conservatory. uPVC double glazed door providing access to the rear garden. Access through to the kitchen.

Kitchen/Breakfast Room – 6.90m x 3.07m (22'8" x 10'1")

A range of fitted base units. Granite worktops. Good range of soft close drawers. Free standing dishwasher. Matching range of wall mounted cupboards. Tiled walls. Built-in Induction hob. Fitted breakfast bar. Karndean flooring. Built-in stainless steel oven with steam oven over and storage cupboards above and below. Built-in Watson oil fired Aga style cooker and serves hot water and central heating. Hot and cold filter water tap. Chrome mixer tap which has magnesium filter heater that has a direct feed. Tiled recessed area and wooden beam. Further range of fitted base units with soft close drawers and granite worktops. Wall mounted cupboards. Wine rack. uPVC hardwood frame display windows to the front and to the side. Door providing access to the side. Chrome fitted ladder radiator. Connecting door back through to the entrance hallway.

Off the Lounge/Dining Area:

Conservatory – 4.40m x 4.30m (14'5" x 14'1")

Brick built with apex roof. Wooden panelling to the ceiling. Exposed beams. Wooden framed double glazed windows to the front and side with an excellent outlook over the surrounding garden and countryside and beyond. Wooden panel flooring. Double glazed French doors providing access onto the rear garden.

Wooden dog leg staircase with dado rail and balustrade with Velux window with blind up to:

Landing

Karndean flooring. Access to loft area. Coving to the ceiling. Smoke detector. Large double built-in airing cupboard with tank, shelving, hanging rail and light.

Hallway

Access to boarded loft area with pull down loft ladder, power and light. Dado rail. Coving to ceiling.

Bedroom 1 – 5.81m x 3.30m (19'1" x 10'10")

Karndean flooring. uPVC double glazed picture window boasting an excellent open outlook over the countryside and the surrounding area. Recessed window sill with built-in storage cupboards and seating area. Single panelled radiator. Two Velux windows. A range of fitted bedroom furniture to include bedside cabinets with storage cupboards over and display shelving. Two double built-in wardrobes with opening doors, hanging rails and shelving. Pull out laundry basket. Door through to:

En-suite – 3.30m x 1.30m (10'10" x 4'3")

Shower cubicle with fitted Mira shower. Tiled walls. Low level w/c. Wash-hand basin with granite top and chrome mixer tap. Ladder radiator. Recessed sill. Obscure glazed window to the side. Karndean flooring. Circular light.

Bedroom 2 – 3.30m x 3.10m (10'10" x 10'2")

Obscure Velux double glazed window. Sloping ceiling with wooden panelling. Range of fitted built-in bedside cabinets with prep area, storage. Single panelled radiator. Built-in double aspect wardrobes, hanging rails and shelving with storage. Karndean flooring. Spot lamps. Coving to ceiling. Pull out laundry basket.

Bedroom 3 – 3.50m x 3.10m (11'6" x 10'2")

A range of Sharps built-in bedroom furniture incorporating triple aspect wardrobes, hanging rails and shelving. Prep area with mirror. Storage cupboards. Recessed picture window with wooden sill. Double glazed windows looking over the front of the property. Single panelled radiator. Karndean flooring. Coving to ceiling. Circular fitted spot lamps. Pull out laundry basket. Storage area.

Bathroom – 3.30m x 1.90m (10'10" x 6'3")

Semi-circular shower with folding door, fitted Mira shower and tiled walls. Low level w/c. Built-in vanity wash-hand basin. Storage cupboards and worktops. Velux double glazed window. Exposed beams to the ceiling. Fixed mirror with light over. Karndean flooring. Circular light. Chrome fitted ladder radiator floor to ceiling.

Outside

The rear garden can be accessed from a side gate and from the lounge side door and conservatory onto the South West facing garden enjoying evening sunsets throughout the year. There is access onto a rear patio with a wrought iron railing off the conservatory, step down onto a further patio area, where there is a double garden shed, a single garden shed and a further patio area. There is an outside water tap, fencing and feature Holne Oak tree with lawned garden stretching down to the rear boundary with fence surround and mature hedging. The garden has a delightful open outlook over the surrounding countryside boasting magnificent views. The property has a wooden gate providing side access with a paved path to the front door. Outside lighting and power. Wrought iron gate. To the side, the property has a paved off road parking area which providing access onto the kitchen.

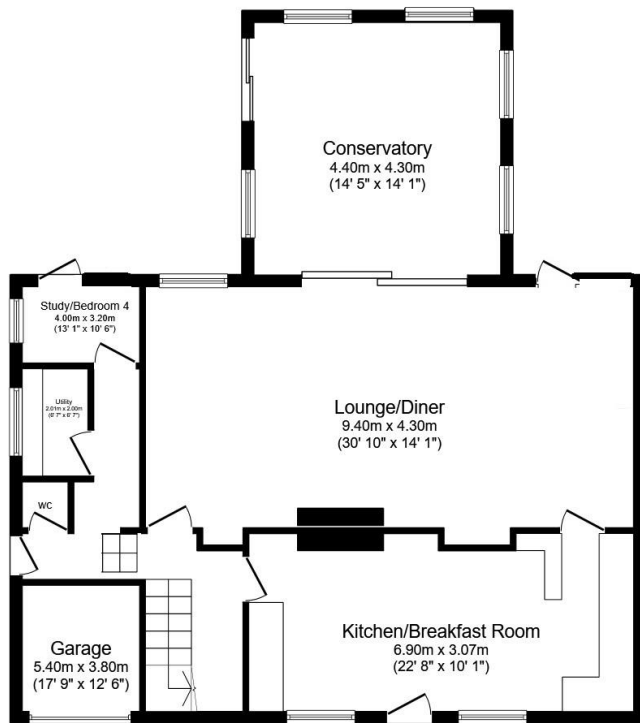
Agents Note

Council Tax Band: 'E' £2851.21 for 2024/25

EPC: 'E'

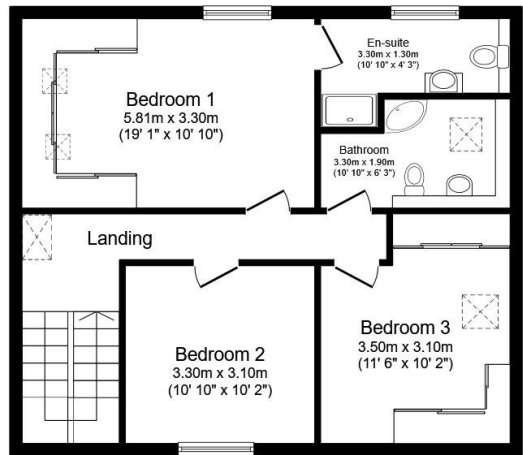
Flood Risk: Very Low





Ground Floor

Floor area 98.6 m² (1,061 sq.ft.)



First Floor

Floor area 62.9 m² (677 sq.ft.)

TOTAL: 161.5 m² (1,738 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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.