



GERMANSWEEK  
OIEO £600,000

Dormer Bungalow with Fabulous Lake Views & Extensive Grounds

 3 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: B (81)

  
MILLER  
TOWN & COUNTRY



- » Modernised 3 Bed Dormer Bungalow
- » Incredible Views of Roadford Lake
- » 18'8" x 17'10" Sitting Room with Fully Glazed Wall
- » Impressive Energy Performance
- » Approximately 3/4 Acre in Total
- » Lawns, Raised Beds, Orchard, Outdoor Seating Areas
- » 2 Garages & Extensive Parking

## The Property

Incredible views!!! Look no further for an energy efficient home with spacious gardens and unbeatable views over Roadford Lake and the surrounding countryside.

A Devon bank and gated drive keep this gorgeous property hidden from the outside world, and once inside the gate you are sure to be blown away. The home has a light and airy interior with updated kitchen and bathrooms, and the varied and well-tended grounds are a gardener's paradise. In addition, the property boasts a great Energy Efficiency rating of B (81), thanks to the photovoltaic array and solar water heating panels.

## Location

The property is located within the quiet and sought after village of Germansweek, only minutes from Roadford Lake which offers the opportunity for paddleboarding, sailing and other watersports. The nearby towns of Holsworthy, Launceston and Okehampton provide a wide variety of retail and services and are all easily accessible. The A30 corridor is a relatively short drive providing access west into Cornwall, or east to Exeter. Okehampton has a rail link to Exeter where one can access the main Penzance to Paddington line.

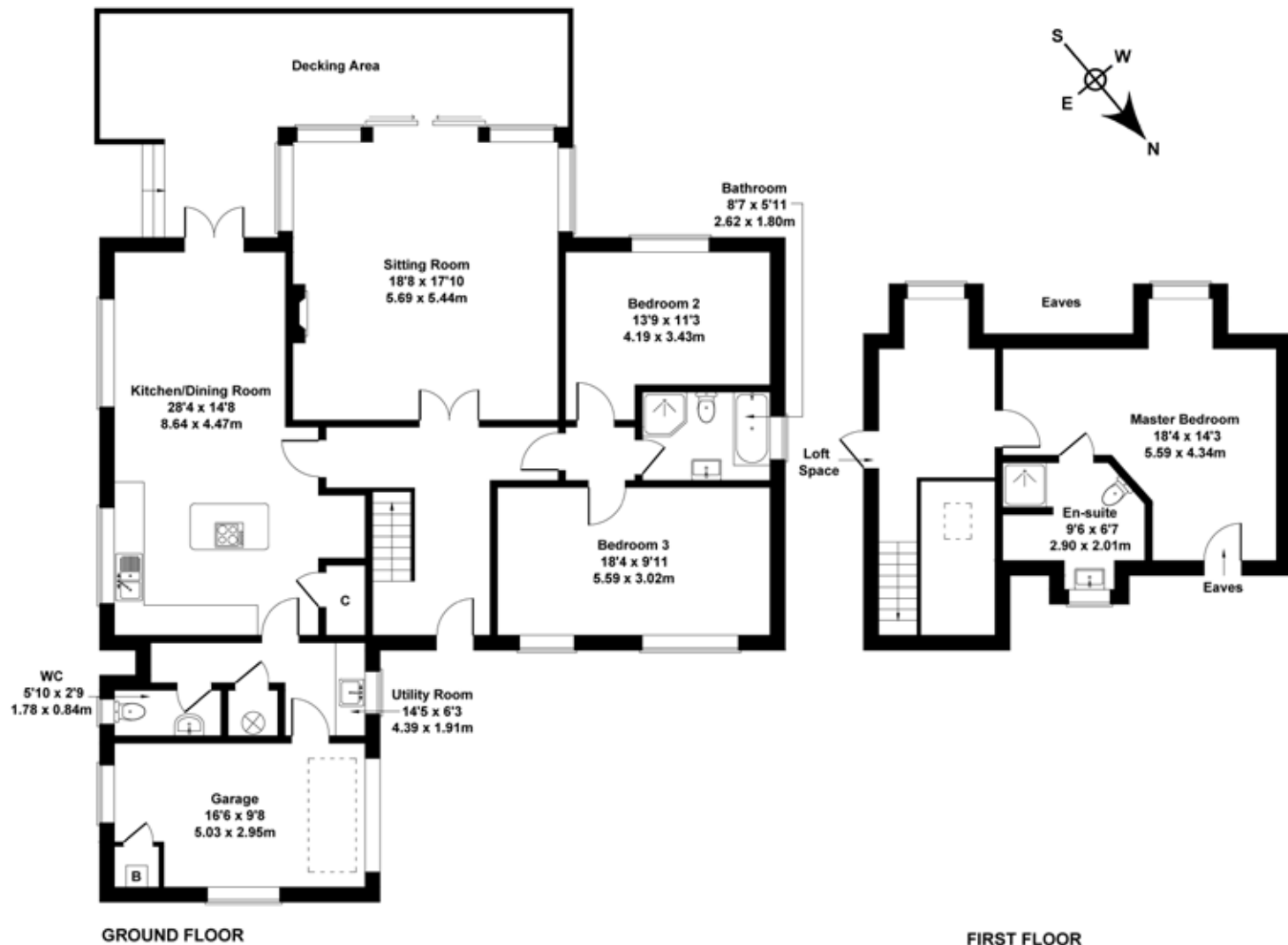


## Accommodation

The front door opens into a double-height entrance hall, where you get your first hint of the expansive views waiting at the end of the hallway. The 18'8" x 17'10" sitting room lies at the end of the hall, and has a fully glazed southern wall providing showstopper views over Roadford Lake and the verdant surrounding countryside. The large sliding doors open onto the rear deck and create an inside / outside living space for those warm weather days. The incredible views can still be enjoyed on cooler days, with the extensive glazing providing background heat from the sun, and the wood burner giving that extra cosy factor. The adjacent spacious kitchen / diner has designer units and a large central island, and the views continue here. Just behind the kitchen is the utility, a WC and an integral garage. On the opposite side of the home are two downstairs double bedrooms and the family bathroom. At the top of the stairs is a spacious landing, with useful nook into the dormer window - with the gorgeous view out of the window and with light pouring in from the skylight above, it makes a perfect spot for creative enterprises, perhaps a writing spot or art studio. The large primary bedroom is to the right with a dormer window toward the lake and an en suite. Just off the landing to the left is access to a tardis-like level-entry loft space that provides extensive storage, and could potentially be converted to additional accommodation, subject to the necessary consents. On top of all of that, the property has photovoltaic panels and solar water heating panels, and combined with its high levels of insulation, these help to yield an enviable energy performance rating of B (81).



Approximate Gross Internal Area  
2007 sq ft - 186 sq m



Not to Scale. Produced by The Plan Portal 2024  
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## Accommodation

### Ground Floor

Kitchen / Dining Room 28'4" x 14'8"

Sitting Room 18'8" x 17'10"

Bedroom 2 13'9" x 11'3"

Bedroom 3 18'4" x 9'11"

Bathroom 8'7" x 5'11"

Utility 14'5" max x 6'3"

WC 5'10" x 2'9"

### First Floor

Bedroom 1 18'4" x 14'3"

En Suite 9'6" x 6'7"

Boarded Loft Space

### Outside

Integral Garage 16'6" x 9'8"

Detached Garage 17'3" x 10'11"

Greenhouse

Shed

Driveway parking for multiple vehicles

### Services:

Mains electricity and water.

Photovoltaic panels and Solar water heating panels. Array has 2x 5kw batteries and export license.

Oil-fired central heating.

Private drainage (new treatment plant being installed prior to sale).

**Council Tax Band:** D

**Tenure:** Freehold





## Outside

Whether you wish to busy yourself with cultivating fruit & veg, or just soak up the views with friends over a G&T, the gardens at this fantastic home are a real selling point. Totalling approximately 3/4 acre, there are lawns, raised beds, attractive plantings, mature trees, a greenhouse and shed and multiple outdoor seating areas designed to take full advantage of the views. There is even a Dakota fire hole (google it!) that can be used as a fire pit on cooler nights and also doubles as a bbq. The views of Roadford Lake and the surrounding countryside from the side and rear gardens are absolutely magnificent and need to be seen!

Part of the garden also contains a wilder orchard area with many varieties of mature fruit bushes. Adjacent to the property are the Jubilee Woods which in addition to offering some lovely walks, help attract a plethora of wildlife to the gardens. The vendors report observing willow tits, roe deer, owls, goldcrests, tree creepers and newts to name a few! On a practical front, the gated entrance leads to a gravel drive with parking for multiple cars (the vendor informs us that they have squeezed 10 cars in in the past!). The integral garage and detached garage offer plentiful storage, or space for a workshop for the keen hobbyist.





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**VIEWING:**

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**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
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