



BRIGHTLEY

Impressive 4/5 Bed Chalet Bungalow & Outbuildings in 1+ Acre

GUIDE PRICE **£625,000-£650,000**

 4/5 Bedrooms

 3 Bathrooms

 2/3 Reception Rooms

 EPC Rating: C (69)

**MILLER**
TOWN & COUNTRY



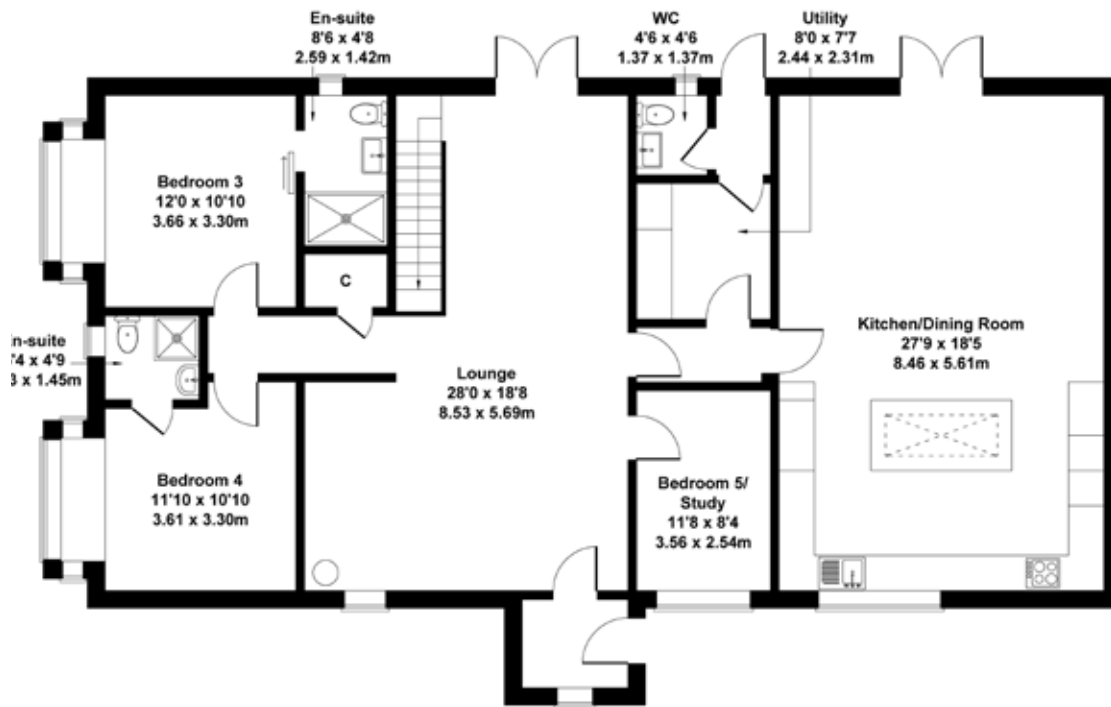
- » 4/5 Bed Chalet Bungalow of over 2,400 sqft
- » 3 Bath/Shower Rooms incl. 2 En Suites
- » Outstanding 27x18ft Kitchen/Diner Extension
- » Approx. 1.1 Acres, Including Paddock
- » Workshop, Sheds, Greenhouse & Veg Patch
- » Extensive Parking to Front & Side
- » Quiet Location, Minutes from Okehampton
- » Adjacent to Abbeyford Woods

The Property

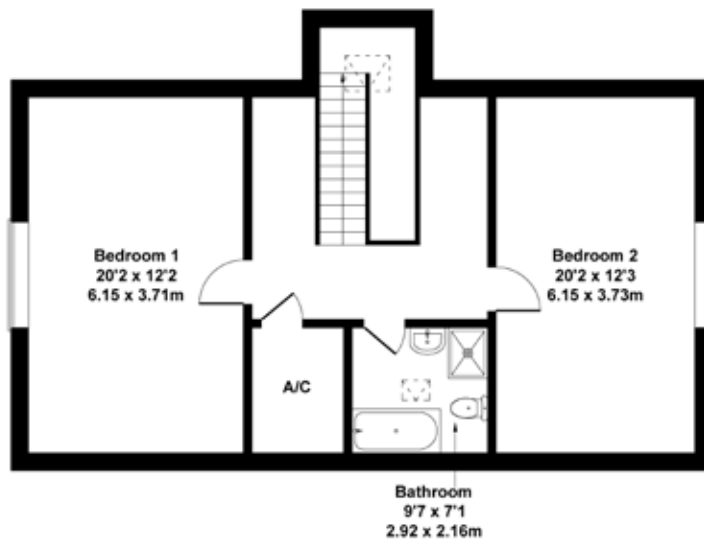
This fantastic property has been completely renovated and extended to over 2,400 sq ft by the current owners over the last 6 years and has so much to offer the new owners. There are 2 double bedrooms, both with en suites, and an additional bedroom / study on the ground floor; with the remaining 2 double bedrooms and family bathroom on the first floor. The stand out feature is a stunning 27+ ft x 18+ ft kitchen / diner extension with high spec fitted kitchen units, side by side double ovens, induction hob, large kitchen island with lantern skylight providing sunlight from above, designer lighting and double doors leading onto the rear patio. In addition to this there is a spacious lounge, also with double doors leading onto the rear patio, a utility room and WC.

Outside

A beautiful covered patio extends across the rear of the property - a wonderful place for al fresco dining in the warmer months. Adjacent to this is an underground former cheese store. There is a large lawned garden, workshops, sheds and greenhouse, and beyond is a fully enclosed paddock. The private drive offers parking for numerous cars. Approx. 1.1 acres in all.



GROUND FLOOR



FIRST FLOOR

Brightley Farm Cottage

Approximate Gross Internal Area
2442 sq ft - 227 sq m

Services: Mains electricity, private water and drainage. Oil-fired central heating.

Council Tax Band: D

Tenure: Freehold

Ground Floor

Lounge 28'0" x 18'8"

Kitchen-Diner 27'9" x 18'5"

Utility 8'0" x 7'7"

WC 4'6" x 4'6"

Bedroom 5 / Study 11'8" x 8'4"

Bedroom 3 12'0" x 10'10"

En Suite 8'6" x 4'8"

Bedroom 4 11'10" x 10'10"

En Suite 5'4" x 4'9"

First Floor

Bedroom 1 20'2" x 12'2"

Bedroom 2 20'2" x 12'3"

Bathroom 9'7" x 7'1"

Location

Brightley is a small hamlet on the River Okement just outside the bustling town of Okehampton. The 378 acres of Abbeyford Woods are a short walk away and offer extensive walking trails. Okehampton offers 3 supermarkets and a wide variety of shops, pubs, restaurants and cafes. The train station offers connectivity to Exeter and the main line to London - perfect for commuters. Just above the station one can access the wild landscape of Dartmoor, and the stunning north coast beaches are under an hour away. Exeter offers an extensive commercial and retail centre as well as additional road and air links.

Property lies within Flood Zone 3 (Environment Agency). No known history of flooding (dam upstream has controlled flow since 1972).



Miller Town & Country | 01837 54080

2 Jacob's Pool House, 11 West Street,
Okehampton, Devon, EX20 1HQ

okehampton@millertc.co.uk | www.millertc.co.uk



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

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

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
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