



INWARDLEIGH

GUIDE PRICE £425,000-£450,000

Family Home with Generous Garden & Outbuildings

 3 Bedrooms

 1 Bathroom

 2 Reception Rooms

 EPC Rating: E (52)

**MILLER**
TOWN & COUNTRY



- » Characterful Countryside Home
- » Dual Aspect Reception Rooms
- » Exposed Beams, Fireplaces & Floorboards
- » Generous Garden with Pond
- » Extensive Countryside Views
- » 18 ft x 13 ft Detached Studio

The Property

Nestled within the rolling Devon countryside this property offers a wealth of character. Entered through the porch into the hallway all ground floor principal rooms are dual aspect. To your right is a cosy sitting room with inglenook fireplace, woodburning stove and clome oven. The kitchen to the left has an Aga, great for family meals, and being the heart of the home is perfect for gatherings. Adjacent to the kitchen is another reception room with focal wood burner, as well as the spacious laundry room. Upstairs are three double bedrooms, one being dual aspect and another triple aspect. All bedrooms offer garden or rolling countryside views, and exposed floorboards span the whole of the upstairs. The family shower room has been significantly updated with double walk-in shower, and it's not everyday you get a loo with a view! The remarkable rear garden is fully enclosed with views from all angles. A naturally fed pond can be found at the bottom of the garden – a peaceful retreat! A range of planted trees, shrubs and flowers together with raised vegetable garden provide a great set up for the keen gardener. The garden shed and open fronted store are perfect for storing garden tools. Driveway parking for 2+ vehicles is available to the front of the property. There is a 18 ft x 13 ft detached studio to the side of the driveway, perfect for a home office, gym or craft room having power and water connected.



Approximate Gross Internal Area
1593 sq ft - 148 sq m



Landing
21'4" x 3'0"
6.50 x 0.91m

Bedroom 1
13'4" x 11'10"
4.06 x 3.60m

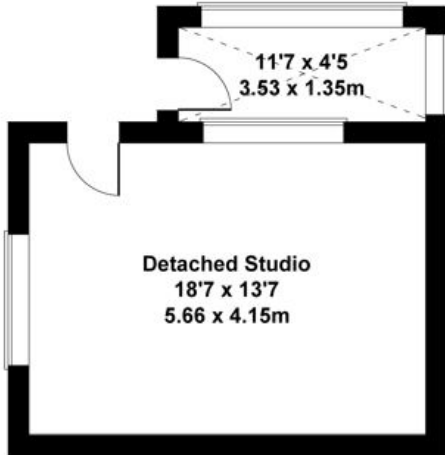
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Bedroom 3
9'2" x 8'8"
2.80 x 2.64m

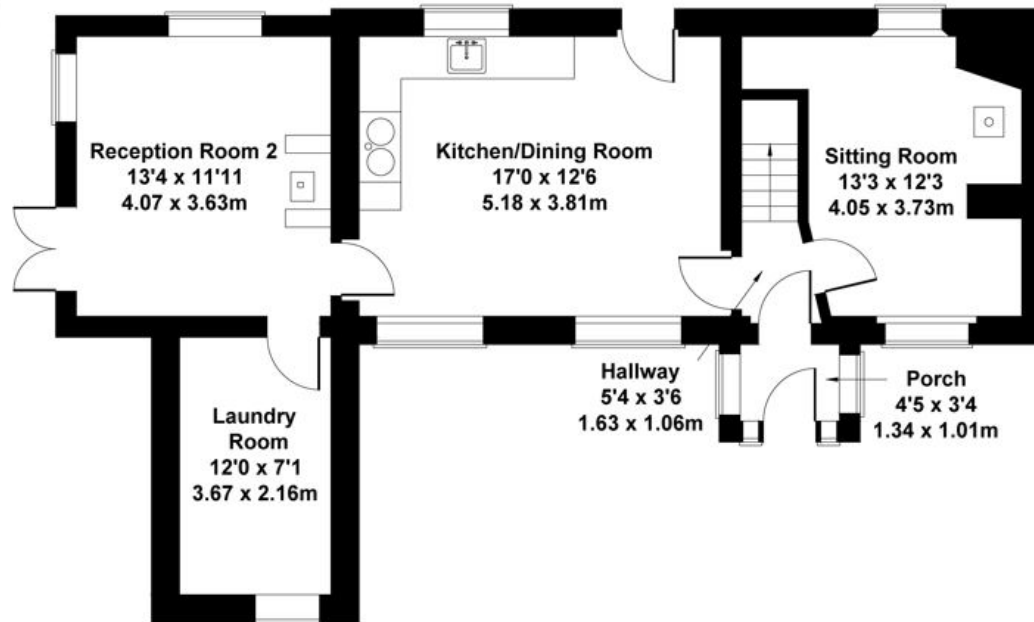
Bedroom 2
13'0" x 10'1"
3.96 x 3.07m

FIRST FLOOR

Shower Room
7'2" x 6'9"
2.19 x 2.05m



OUTBUILDING



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2023
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Location

Located on the outskirts of the village of Inwardleigh, which is about 3 1/2 miles North / North West of Okehampton, the property is within easy reach of nearby amenities, including three supermarkets, primary and secondary schooling, a great range of independent shops, rail link to Exeter and access to the A30 corridor. The north coast is also about a 30 minute drive offering sandy beaches and stunning coastal walks.

Ground Floor

Porch 4'5" x 3'4"

Entrance Hall 3'6" x 5'4"

Sitting Room 13'3" x 12'3"

Kitchen 17'0" x 12'6"

Reception Room 11'11" x 13'4"

Laundry Room 12'0" x 7'1"

First Floor

Landing 21'4" x 3'0"

Bedroom 1 11'10" x 13'4"

Bedroom 2 10'1" x 13'0"

Bedroom 3 8'8" x 9'2"

Shower Room 7'2" x 6'9"

Detached Studio 13'7" x 18'7"

Outside

Generous sized enclosed garden with pond. Driveway parking. Detached 18 ft x 13 ft studio with power & water. Garden workshop & open fronted store.

Services: Mains water & electricity, Private drainage. Oil fired central heating.

Council Tax Band: D



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VIEWING:

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TRADING REGULATIONS 2008:**

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