



mansbridgebalment

OKEHAMPTON

O.I.R.O £499,950





CASTLE HEIGHTS

Castle Road, Okehampton, EX20 1HX

A superb high specification executive detached property situated close to the town with access to Dartmoor

4 Double Bedrooms

South Facing Rear Garden

Double Garage

Off Road Parking

O.I.R.O £499,950



**Bridge House,
Okehampton,
Devon,
EX20 1DL**

mansbridgebalment.co.uk

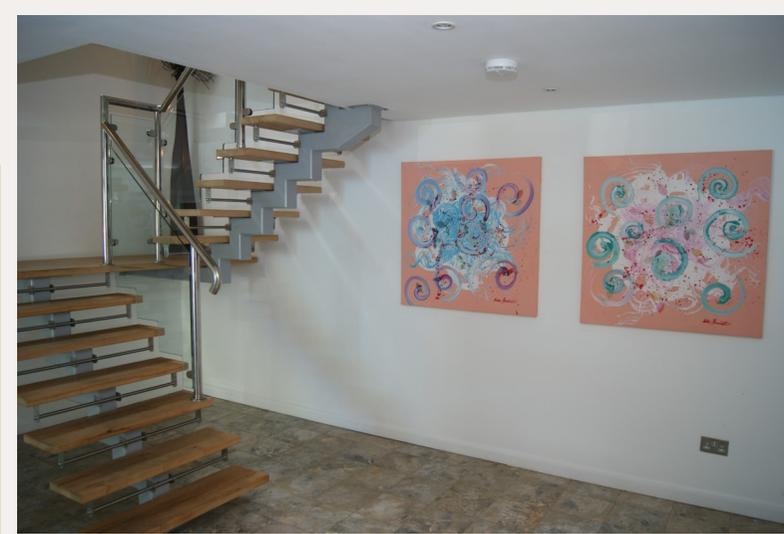


SITUATION AND DESCRIPTION

The property is situated in a well respected residential road within close proximity to the town's amenities and also to open countryside and the Dartmoor National Park, and is literally a short walk to Okehampton Castle.

Okehampton lies on the northern edge of Dartmoor National Park. It is approximately 30 miles from both the north and south Devon coasts. There are superb local beauty spots where one may enjoy walking, riding and fishing. The shopping area contains several banks and supermarkets as well as many interesting locally owned shops. Primary and secondary education is well catered for in local schools. The recreation ground and park contains, amongst other things, a covered heated swimming pool. Most sports are available including 18 hole golf course, squash courts, indoor rifle range and thriving rugby and soccer clubs.

A superb detached Executive house built to an extremely high specification and offers very well presented and spacious accommodation, measuring approximately 3,210sq.ft (298.2sq.m.). The accommodation, which is extremely light and spacious, briefly comprises entrance door with video intercom leading into a large entrance hall with marble flooring; a large boiler room/store room with adjoining cloakroom; doors to a large double garage with remote controlled entrance door. Returning to the hallway there is an open tread staircase with chrome handrail leading to a first floor landing with feature window to side. From here doors lead to three very good size bedrooms with bedroom 2 having en suite shower room and both the second bedroom and the fourth bedroom having double doors leading to a balcony. On this floor is also a family bathroom. Further open tread stairs lead to the second floor where you enter an extremely impressive open plan kitchen/dining/living room with vaulted ceiling and exposed beams. There is a high specification kitchen with many integrated appliances, ample dining space and a lovely light spacious living area with bi-fold doors to the patio and garden. Another lovely feature of this room is the solid maple flooring throughout. There is also a good size utility room with door to garden and a spacious master bedroom with vaulted ceiling, solid maple flooring walk-in wardrobe and an en suite bath/shower room. This most impressive property also enjoys additional benefits such as PV solar electricity generation providing a great deal of free electricity for the property and also the additional benefit of being able to sell surplus electric back to the National Grid (further details on request). There is also a rainfall harvester which collects water for garden usage and also the flushing of toilets. There is mains gas underfloor heating to all rooms, a security alarm system and integrated wiring for entertainment system. To the front of the property is off-road parking for three vehicles in addition to the car port and a large integral double garage. To the rear of the property is a well maintained private south facing garden with a large patio with inset coloured lighting and steps rising to a further lawned area. We are delighted to be appointed as Sole Agents for the sale of this highly impressive unique property.



ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves. The accommodation, together with approximate room sizes, is as follows:

PVCu entrance door with security lighting and video intercom system, leading to:

ENTRANCE HALL

A most impressive entrance hall with solid marble flooring; open tread staircase with glass and chrome handrail and balustrade leading to first floor; spotlight lighting; mains fitted smoke alarm; door to useful store cupboard and further door to:



BOILER ROOM/STORE ROOM

12' 10" x 12' 0" (3.92m x 3.66m)

Door and window to side; gas fired boiler for underfloor heating and domestic hot water; large hot water storage tank; mains fitted smoke alarm; central heating and hot water controls; electric fusebox. Door to double garage and door to:

CLOAKROOM

4' 9" x 3' 10" (1.45m x 1.19m)

Low level WC; pedestal wash hand basin with part tiled splashback; extractor fan.

FIRST FLOOR

LANDING

A spacious landing with large full length feature window to side; wooden flooring; storage cupboard also containing the underfloor heating manifold. Doors to:

BEDROOM TWO

13' 4" x 12' 5" (4.07m x 3.81m)

A spacious light bedroom with double doors to front giving access to a balcony with pleasant outlook; TV and telephone points; recess for wardrobe. Door to:

EN SUITE SHOWER ROOM

A matching white suite consisting of WC, pedestal wash hand basin, large shower cubicle with multi-jet shower; fully tiled walls; tiled flooring; vanity light; extractor fan.

BEDROOM THREE

15' 4" x 12' 10" (4.69m x 3.93m)

Window to side; telephone point; central heating controls.

BEDROOM FOUR

12' 7" x 12' 4" (3.86m x 3.76m)

(Currently used as a Study). Double doors to Balcony; TV and telephone point.

BATHROOM

8' 11" x 8' 8" (2.72m x 2.66m) A high spec bathroom comprising low level WC, ornate wash hand basin, contemporary bath with central taps and shower attachment; fully tiled walls; vinyl flooring; extractor fan; spotlight lighting.

Returning to *First Floor Landing* open tread staircase continues to:

SECOND FLOOR

OPEN PLAN KITCHEN/DINING/LIVING ROOM

53' 2" x 18' 3" (16.23m x 5.58m)

A very impressive open plan room with vaulted ceiling and exposed Glulam beams; solid maple flooring throughout and bi-fold doors to the garden. A high specification kitchen with an extensive range of modern black wall and floor kitchen units with integrated dishwasher, full length fridge and full length freezer; integrated Steamer oven and electric fan assisted oven and grill; gas hob and extractor hood over; central island with inset sink with mixer tap; integrated power socket and breakfast bar; ample dining space. From the kitchen and dining area is a step down to a spacious multi-aspect living space with bi-fold doors and wall mounted feature gas fire; integrated wiring for sound and visual equipment. Door to:



UTILITY ROOM

7' 4" x 5' 5" (2.26m x 1.67m)

Space for washing machine and tumble drier with worktop over; vinyl flooring; door into garden; control box for solar panel electricity generation; control panel for alarm system and sound system; electric distribution board.

MASTER BEDROOM

15' 5" x 14' 4" (4.7m x 4.38m)

Two windows to front; vaulted ceiling with exposed Glulam beams; solid maple flooring; spotlight lighting; opaque glass wall tiles; door to large walk-in wardrobe with lights, built-in shelving, vanity light and mirror. Door to:

EN SUITE BATH/SHOWER ROOM

11' 2" x 9' 1" (3.42m x 2.78m)

Obscure glazed window to rear; a matching white suite comprising WC, bidet, large contemporary sink unit, modern rolltop bath, large shower cubicle with mains shower fitted; heated towel rail; fully tiled walls; vinyl flooring; extractor fan.

OUTSIDE

To the front of the property is a brick paved area providing off-road parking for at least two vehicles which leads to a:

CAR PORT

Offering further parking for two vehicles and a:

DOUBLE GARAGE

17' 5" x 16' 2" (5.31m x 4.95m)

With remote controlled roller door; power and light connected. Door to Boiler/Store Room and access to the rest of the house.

REAR GARDEN

A private south facing enclosed garden with a large patio with inset colour lighting; courtesy lights and outside taps. Steps lead to a further area of garden, predominantly laid to lawn with pleasant part countryside views.



SERVICES

Mains water (with the addition of rain harvester); mains electricity (with PV solar electric generation which, we understand, benefits from the highest tariff available and generates approximately £2,000 income per annum); mains drainage; underfloor mains gas central heating (which can be controlled room to room); solar powered hot water.

OUTGOINGS

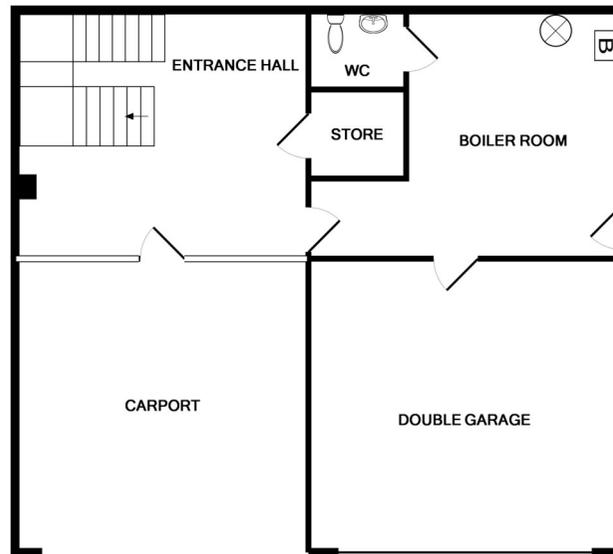
We understand this property is in band F for Council Tax purposes (by verbal enquiry with West Devon Borough Council).

VIEWINGS

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.

DIRECTIONS

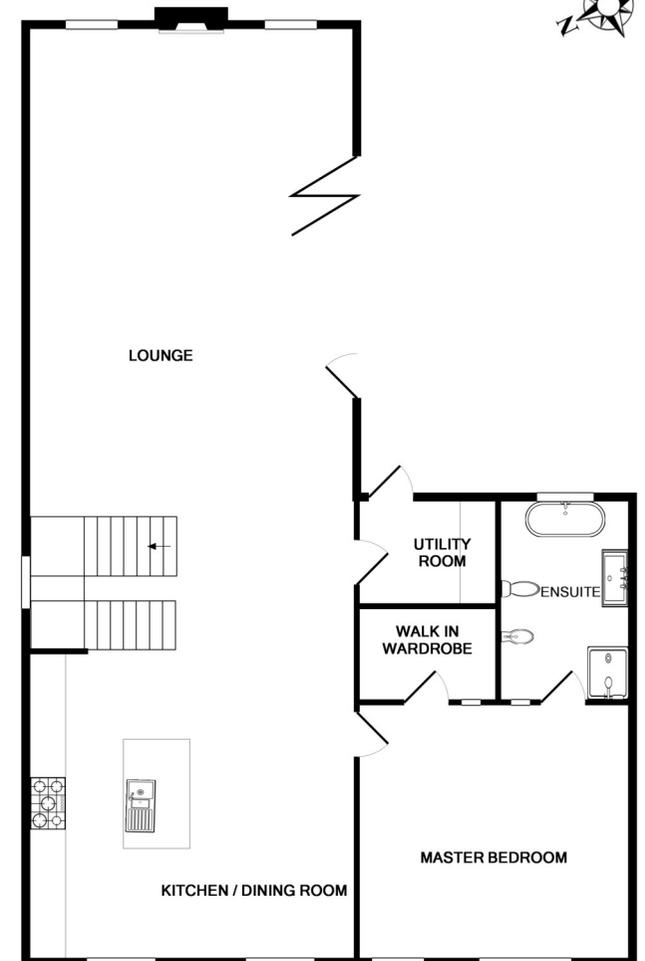
From our offices in Okehampton proceed to the centre of the town and turn left at the central traffic lights into George Street. Proceed for a further approx. 300 metres taking the second turning right into Castle Road, by the Post Office. Proceed along Castle Road for a further approx. 300 metres where the property will be found on the left hand side.



GROUND FLOOR
APPROX. FLOOR
AREA 1012 SQ.FT.
(94.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 845 SQ.FT.
(78.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 3210 SQ.FT. (298.2 SQ.M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale. Made with Metropix 62014



2ND FLOOR
APPROX. FLOOR
AREA 1353 SQ.FT.
(125.5 SQ.M.)

BETTER **COVERAGE**, WIDER **CHOICE**
MORE LOCAL OFFICES than any other Estate Agent in our **AREA** *



EPC Rating 79 Band C

O738

BRIDGE HOUSE · OKEHAMPTON · DEVON · EX20 1DL
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TAVISTOCK · YELVERTON · BERE PENINSULA · OKEHAMPTON
PLYMOUTH CITY · NORTH PLYMOUTH · LONDON MAYFAIR

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