



mansbridgebalment

SYDENHAM

Guide £750,000



SYDENHAM COTTAGE

Sydenham, Lewdown, Devon EX20 4PP

*Attractive detached country house in a
delightful rural setting*

Grounds & Woodlands Extending to Approx Four Acres

Period Property with Character Features

Four Bedrooms - Master Ensuite

20ft Kitchen/Breakfast Room

Conservatory. Garage & Outbuilding

Exeter 35 miles, Okehampton 15 miles, Tavistock 7 miles
(all distances are approximate)

Guide £750,000



**Bedford Court
14 Plymouth Road
Tavistock
Devon
PL19 8AY**

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SITUATION

The property is set in a delightful rural location abutting a quiet parish road within Sydenham Woods just to the North of the popular West Devon village of Chillaton, providing easy access to the A30 dual carriageway and within the triangle of towns comprising Tavistock, Okehampton and Launceston.

The village of Lewdown is 2 miles distant with its own general stores/ sub post office, public house, primary school and regular bus services to both Tavistock and Launceston.

Chillaton is an attractive village situated in good riding and fishing country on the western edge of the Dartmoor National Park. Tavistock is 7 miles away where there are ample shopping, educational and sporting facilities, and Plymouth is 22 miles away.

DESCRIPTION

Formerly part of the Sydenham Estate, this attractive detached country house is nestled in a delightful rural setting within its own gardens grounds and woodlands which extend to approximately four acres and enjoys some countryside views. The property has been subject of a considerable programme of renovation and improvement by the current owners and will be found in superb decorative order throughout, successfully combining the charm and character associated with period houses of this type with all the benefits of modern living including a bespoke kitchen, modern bathroom suite and an oil fired central heating system.

The extensive and versatile accommodation is arranged over two floors, part of which could provide an independent annexe, if required, and a spacious loft provides potential for further accommodation subject to the necessary consents. The accommodation comprises an entrance hall with staircase rising to the first floor, dining room, sitting room, kitchen/breakfast room, continuation kitchen, boot room and cloakroom on the ground floor, whilst on the first floor there is a master bedroom with ensuite shower room, three further bedrooms, study/bedroom five (possible site for staircase rising into the loft space). A second sitting room is accessed from bedroom four and has French doors leading out to the terrace and on to the private enclosed rear gardens.

Outside, the property is set in attractive gardens to the front, rear and side of the house with various lawned and seating areas enclosed by hedge boundaries and flanked on one side by a stream. There is a private driveway and turning area to the side of the house giving access to a detached double garage as well as a further useful stone outbuilding. Across the lane from the property there is a further good sized parking area and in total, the property sits in grounds and woodlands extending to approximately four acres.

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:

The property is accessed via a wooden pedestrian gate to the front of the house with a path leading to the front door and also from the driveway to the side, with steps leading down to a glazed door into the:

ENTRANCE HALL

Staircase to first floor landing; inset matwell; exposed oak floorboards; alarm pad; smoke alarm; glazed door giving access to the kitchen/breakfast room and also into the:

DINING ROOM

20' 9" x 13' 2" (6.32m x 4.01m)

Double glazed window to the front aspect; multipaned window into the sitting room; double glazed French doors opening to steps up to the terrace; continuation oak flooring; exposed ceiling timbers; radiator; door to kitchen; opening into the:





SITTING ROOM

26' x 13' (7.92m x 3.96m)

Double glazed French doors giving access to the front gardens; three windows to the side aspects; feature inglenook fireplace with slate hearth and timber over mantle with cloam oven incorporating a Nordpeis woodburning stove; exposed ceiling timbers; radiator.

KITCHEN/BREAKFAST ROOM

20' 8" x 16' narrowing to 13' (6.3m x 4.88m)

A delightful double aspect room with double glazed windows to the front and rear; feature fireplace incorporating a further Nordpeis woodburning stove on a slate hearth with timber over mantle; continuation oak flooring; exposed ceiling timbers; fitted with a range of Shaker style base units with wooden work surfaces incorporating a Butler sink with mixer tap over; space for a range style cooker; stainless steel hood and extractor fan over; space for dishwasher; inset ceiling lights; understairs storage cupboard; radiator; open doorway into the:

CONTINUATION KITCHEN

18' x 7' 9" (5.49m x 2.36m)

Double glazed window to the side aspect; door and window into the boot room; fitted with a matching range of Shaker style base units with wooden work surfaces incorporating a Butler sink with mixer tap over; space for washing machine and tumble dryer; space for tall American style fridge freezer; continuation oak flooring; inset ceiling lights; glazed doors into the:

CLOAKROOM

Double glazed window to the rear aspect; suite comprising low level WC; handwash basin with mixer tap over; continuation oak flooring; storage cupboards; inset ceiling lights; central heating control.

BOOT ROOM

Doors providing access to the front gardens; double glazed window to the front; deck style flooring; ceiling track lighting.

FIRST FLOOR

LANDING

Double glazed window to the rear aspect; loft access with ladder and light, providing potential to extend the property (subject to the necessary consents); radiator.

BEDROOM THREE

14' 7" x 11' 8" (4.44m x 3.56m) maximum

Double glazed window to the front aspect enjoying views across towards the property's woodland; chimney breast with recess on either side incorporating a feature cast iron fireplace; radiator.

BEDROOM TWO

11' 8" x 11' (3.56m x 3.35m)

Double glazed window to front aspect; fitted with a range of built in wardrobes and cupboards; feature cast iron fireplace; radiator.

FAMILY BATHROOM

9' 4" x 8' 10" (2.84m x 2.69m)

Double aspect room with double glazed windows to the side and rear; suite comprising low level WC, pedestal washbasin with mixer tap over, Victorian style bath on ball and claw feet, mixer tap and shower attachment over, fully tiled walk-in Matki shower cubicle with glazed panels and drying area incorporating a shower rose and attachment; chrome heated towel rail incorporating radiator; extractor fan.

STUDY/BEDROOM FIVE

9' 8" x 8' 10" (2.95m x 2.69m)

Double glazed window to the rear aspect; radiator.

An opening gives access to the doors to bedroom four and:

BEDROOM ONE

17' 4" (maximum) narrowing to 11' 3" x 13' (5.28m x 3.96m) maximum

Double glazed window to front and side aspects; radiator; door into the:



ENSUITE SHOWER ROOM

Double glazed window to the side aspect; suite comprising low level WC, corner pedestal washbasin with mixer tap over, fully tiled corner shower cubicle with sliding doors incorporating a mains shower; tiled flooring; chrome ladder style towel rail; inset ceiling lights.

BEDROOM FOUR

13' x 8' 3" (3.96m x 2.51m)

Window to side aspect; double glazed multipaned French doors opening to second sitting room; radiator.

SECOND SITTING ROOM

13' 7" x 13' 6" (4.14m x 4.11m)

Double glazed doors opening to the terrace; radiator.

OUTSIDE:

The property is approached from the country lane onto a gravelled drive and turning area providing parking for a number of vehicles and leading to the:

DETACHED DOUBLE GARAGE

19' x 18' 3" (5.79m x 5.56m)

To the side of the driveway there is an:

OUTBUILDING

22' x 9' (6.71m x 2.74m) (external measurements)

Of stone construction under a slate roof; currently divided into two separate store rooms.

GARDENS

The gardens lie to the front, side and rear of the property, with an area of woodland to the other side of the road, and comprise a variety of sweeping lawns with well defined paths planted with a range of mature shrubs, specimen trees and bushes and enclosed by hedge boundaries, providing a good deal of privacy. At the front of the house there is an attractive brook and beyond the driveway there is a further water feature incorporating a naturally fed pond stocked with various water plants. At the rear of the house the conservatory opens onto a private and enclosed terrace.

LAND

In total, the grounds and land extend to approximately four acres and are predominantly woodland offering a mixture of deciduous and coniferous trees. There is also additional off road parking together with a log store (15' x 7' 4") and an aluminium framed greenhouse.

SERVICES

Mains water, mains electricity, private drainage via a septic tank. Oil fired central heating.

OUTGOINGS

We understand this property is in band 'F' for Council Tax purposes.

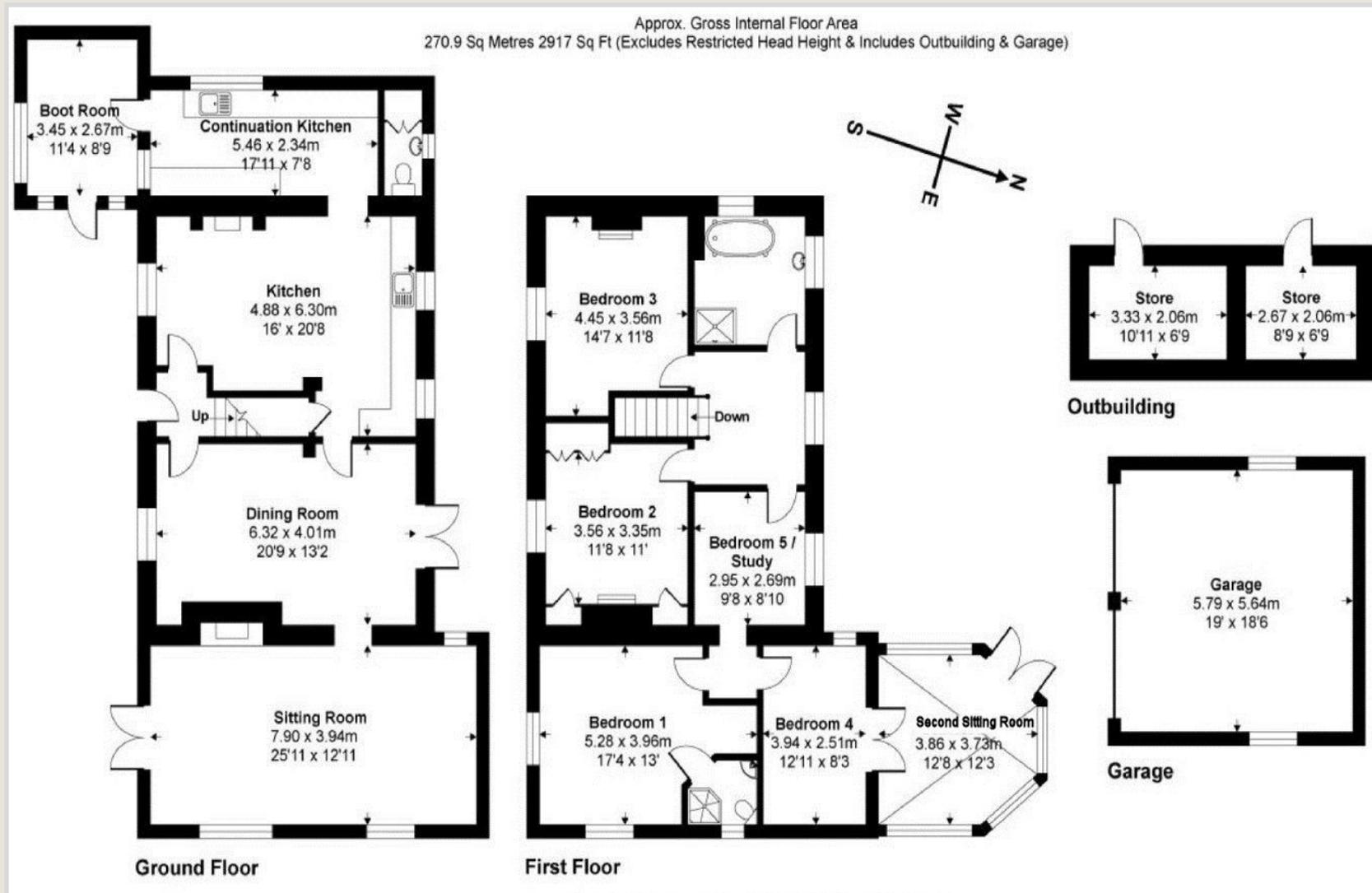
VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

From Tavistock's Bedford Square, proceed Northbound out of the town centre on to Drake Road and proceed up the hill and out of town following the signs to Brentor and Lydford. Continue past Hurdwick golf club on the right hand side, taking the next left turning signposted for Chillaton and Lifton. Continue along this road for approximately 3 miles until reaching the village of Chillaton. From Chillaton, continue for 0.75 of a mile, turning left, signposted for Sydenham and Portgate. Continue for approximately 0.75 mile on the country lane, turning right at the junction. The property is the second to be found on the left hand side.





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** PL19, PL20, EX20*