



mansbridgebalment

OKEHAMPTON

£575,000





CROSSLANDS

Tongue End, Okehampton, EX20 1RZ

A detached period property c1934 with income, countryside and moorland views, air source and solar energy.

4 Bedrooms

Energy Efficient

5 Acres

Garage and Stables

5 Touring Pitches

£575,000



Unit 17 Charter Place,
Red Lion Yard,
Okehampton,
Devon,
EX20 1HN

mansbridgebalment.co.uk





4



3



2



SITUATION AND DESCRIPTION

Situated approximately 2 miles East of Okehampton with easy access to both Dartmoor and the A30. 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 a bank 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, The cathedral city of Exeter lies 23 miles to the East with a wide range of high street stores and the regions international airport.

Built c1934 and in a prominent south facing position the property boasts well appointed accommodation arranged over two levels and grounds of approximately 5 acres. In brief the accommodation comprises, 3 reception; kitchen/ breakfast room; utility; cloakroom and to the first floor there are 4 bedrooms; 1 en suite and a separate bathroom. The property is typical of the era in which it was built and boasts bay windows, high ceilings and plenty of natural light.

Outside there are well maintained gardens with an abundance of mature shrubs, bushes and a very productive vegetable garden. 2 Paddocks amounting to approximately 5 acres adjoin the gardens and within the property's curtilage there is a single garage, 2 former stables and a carport.

Crossland's position in relation to the A30 is ideal to utilize the income from touring caravans and additional income of approximately £1200 pa is achieved from the solar panels.

The property is very energy efficient with in addition to the solar it enjoys the benefit of an air source system.

A fine example of a 1930's period property which should appeal to a number of perspective purchasers.



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:

GROUND FLOOR

PORCH

HALLWAY

19' 5" x 5' 10" (5.92m x 1.78m)

LIVING ROOM

13' 11 (to bay)" x 12' 4" (4.24m x 3.76m)

Stone fireplace with wood burner.

DINING ROOM

12' 0 (to bay)" x 12' 0" (3.66m x 3.66m)



KITCHEN/BREAKFAST ROOM

11' 9" x 11' 9" (3.58m x 3.58m)

With walk in pantry.

UTILITY

8' 10" x 4' 11" (2.69m x 1.5m)

CONSERVATORY

10' 10 (into bay)" x 10' 0 (max)" (3.3m x 3.05m)

OFFICE

11' 7 (max)" x 9' 11" (3.53m x 3.02m)

UTILITY

6' 4" x 5' 7" (1.93m x 1.7m)

CLOAKROOM

FIRST FLOOR

LANDING

BEDROOM ONE

12' 5" x 10' 6" (3.78m x 3.2m)

EN-SUITE

BEDROOM FOUR

8' 1" x 7' 11" (2.46m x 2.41m)

BEDROOM TWO

12' 11 (max)" x 10' 10 (max)" (3.94m x 3.3m)

BEDROOM THREE

12' 0 (max)" x 10' 11" (3.66m x 3.33m)

BATHROOM

2.79 x 1.79

OUTSIDE

GARAGE

15' 4" x 9' 4" (4.67m x 2.84m)

OUTBUILDING

STABLE ONE

16' 10" x 10' 2" (5.13m x 3.1m)

STABLE TWO

16' 10" x 9' 4" (5.13m x 2.84m)



SERVICES

Mains water, private drainage, mains electricity, solar.

OUTGOINGS

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

VIEWING

By appointment only with Mansbridge Balment Okehampton 01837 52371.

DIRECTIONS

From our offices in Okehampton proceed in an easterly direction following signs for Sticklepath and Belstone. Proceed passing the BP service station and take the next left turn at Tongue End cross, continue for approximately 250 yards where the property can be located on the right hand side.





Tongue End, Okehampton, EX20

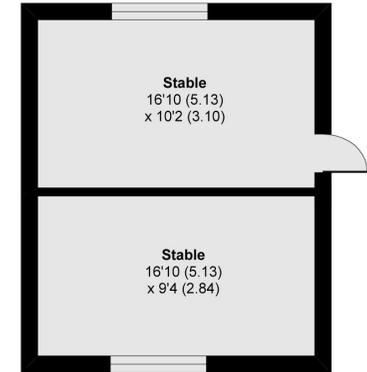
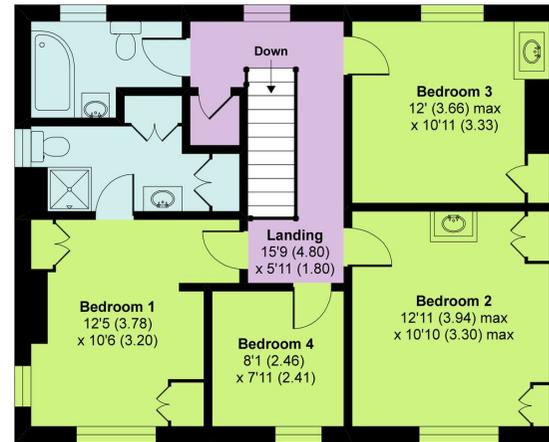
Approximate Area = 1864 sq ft / 173 sq m

Garage = 143 sq ft / 13.3 sq m

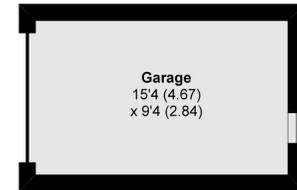
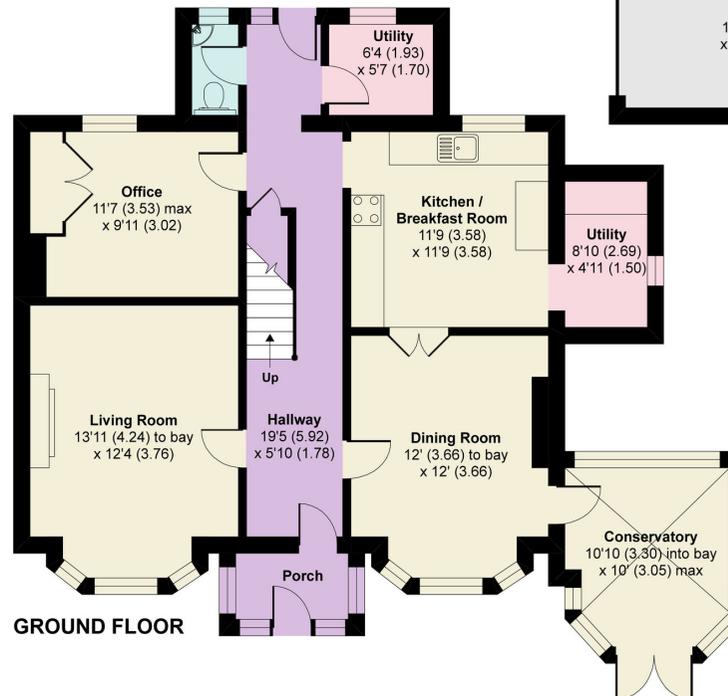
Outbuilding = 342 sq ft / 31.8 sq m

Total = 2349 sq ft / 218.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2021. Produced for Mansbridge & Balment. REF: 694573

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



EPC Rating 68 Band D

01314

UNIT 17 CHARTER PLACE · RED LION YARD
OKEHAMPTON · DEVON · EX20 1HN
Tel: 01837 52371
E: okehampton@mansbridgebalment.co.uk



TAVISTOCK · YELVERTON · BERE PENINSULA
· OKEHAMPTON · LONDON MAYFAIR

Mansbridge Balment for themselves and for the sellers/landlords of this property whose agents they are give notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Mansbridge Balment has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn.

*** PL19, PL20, EX20**