



Dartmoor House





Dartmoor House,

Belstone, Okehampton, , EX20 1RA

Okehampton 4 Miles, Exeter 24 Miles. A30 1 Mile.

A superb three storey, eight bedroom house situated within the heart of this picturesque Dartmoor village.

- Three Reception Rooms
- Eight Bedrooms (Two En Suite)
- Garden And Parking
- Dartmoor Village
- Council Tax Band F
- Kitchen/Breakfast And Utility Room
- Two Bathrooms And Cloakroom
- No Chain
- Freehold
- EPC Band E

Guide Price £795,000

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SITUATION

Dartmoor House occupies an enviable prominent position within the centre of the village of Belstone. The Dartmoor village of Belstone is a particularly unspoilt moorland community, which is well known for its local inn 'The Tors', village hall, church and cricket club. From Belstone there are superb walks and outriding onto paths and trails amongst the dramatic tors and hills of Dartmoor. A more comprehensive range of amenities can be found in the nearby town of Okehampton which has three supermarkets including a Waitrose, nationally and locally owned shops, doctors surgery and leisure centre. There is schooling from infant to comprehensive standard, sports and leisure facilities including thriving rugby and football clubs as well as tennis, squash and bowls. The cathedral and university city of Exeter is easily accessible via Okehampton train station or the A30 dual carriageway, and provides an extensive shopping centre, together with international airport, M5 motorway and mainline rail connections.

DESCRIPTION

This delightful late Victorian home was believed to have been constructed around 1896. The property is offered in excellent order throughout and retains many period features which include picture rails, fireplaces, high ceilings and bay windows. This is nicely complimented by a modern kitchen/kitchen breakfast room, well fitted bathrooms and en suites shower rooms to two bedrooms. Dartmoor House is a substantial three storey residence offering over 3,300 sq. ft. of accommodation. envially located off the village green in the heart of Belstone with views towards Dartmoor. The living space features three impressive reception rooms, a generous family kitchen/breakfast room with an adjoining utility room, and a cloakroom, while the upper floors accommodate eight spacious bedrooms, including two with en-suite facilities, and two further bathrooms. To the outside are level, enclosed, south east facing gardens and off-road parking via a gated driveway. The property is offered with no ongoing chain and viewing is highly recommended.

ACCOMMODATION

Front entrance door to ENTRANCE HALL. Staircase to first floor landing, under stairs cupboard, exposed floorboards, doors to, SITTING ROOM: A lovely dual aspect room with bay window to front and window to side with moorland views; feature fireplace with wood burning stove (not currently used) ; picture rail; TV point. DINING ROOM: A light dual aspect room with bay window to front overlooking the village green, further window to side; feature fireplace with wood burning stove; picture rail. LIVING ROOM: Large window to side with views over the garden to Dartmoor beyond; former fireplace (currently not used); picture rail. CLOAKROOM: WC; pedestal wash hand basin. Timber panelling to walls.

KITCHEN/BREAKFAST ROOM: A well proportioned dual aspect room with two windows to side and window and to rear. Extensive range of wall and floor mounted kitchen cupboards with slate worktops over and inset ceramic sink and drainer, space for dishwasher; Range style electric oven with hobs over. Former fireplace with timber mantle, worktop and cupboards below, further large built-in storage cupboards to each side. Space for fridge freezer. UTILITY ROOM: Door and windows to side and rear; worktop with inset butler sink and space and plumbing for washing machine and tumble drier. Oil-fired central heating boiler; airing cupboard containing hot water tank and linen shelving; fitted cupboards.

FIRST FLOOR LANDING: Staircase to second floor landing; doors to:

BEDROOM 1: A light dual aspect, front facing room with bay window to front and window to side with delightful views over the village green and towards Dartmoor. feature Victorian fireplace; door to EN-SUITE: WC, pedestal wash hand basin with part tiled surround, fully tiled shower cubicle with mains shower fitted; vanity light and shaver socket; heated towel rail. BEDROOM 2: A further dual aspect room front facing room with bay window to front and window to side with views over the village green and towards Dartmoor. Victorian fireplace with timber surround and mantle; door to: EN-SUITE Sash window to front; WC, pedestal wash hand basin with part tiled surround, fully tiled shower cubicle with mains shower fitted; heated towel rail; vanity light and shaver socket. BEDROOM 3: Window to side with superb moorland views; feature fireplace. BEDROOM 4: Window to side; feature fireplace. STORE ROOM: A useful room, currently used as a store with window to rear and side BATHROOM: White suite comprising WC, pedestal wash hand basin with part tiled surround, panelled bath with mains shower fitted over; obscure glazed window to side; heated towel rail.

SECOND FLOOR LANDING With window and skylight to rear with door into: INNER LANDING: Hatch to loft space; doors to:

BEDROOM 5: Window to side with excellent moorland views; built-in shelving, part sloping ceiling. BEDROOM 6: Window to side aspect, built-in shelving. Part sloping ceiling. BEDROOM 7: Window to side aspect; built-in shelving. Part sloping ceiling. BEDROOM 8: Window to side elevation with delightful Dartmoor views; built-in shelving. Part sloping ceiling. BATHROOM: White suite comprising WC, pedestal wash hand basin with part tiled surround, panelled bath with mains shower fitted over, vanity light and shaver socket; built-in shelving. Skylight window to front aspect. Part sloping ceiling.





OUTSIDE

Double gates at the front of the house, open to a gravelled parking area for approximately two vehicles. The main garden lies to the side of the property and is enclosed by attractive stone walling, being largely laid to level lawn with well established shrub beds and borders and patio area adjoining the side of the house. The house is delightfully positioned with 'Dartmoor literally on your doorstep' offering direct access to the moor.

SERVICES

Mains electricity, metered water and drainage. Oil central heating.

Mobile Coverage: EE, 3 and Vodafone, variable outdoor. (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

Broadband Coverage: Superfast in area upto 80 Mbps. (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

DIRECTIONS

For SAT NAV purposes the postcode is EX20 1RA.
what3words skimmers.invents.teacher

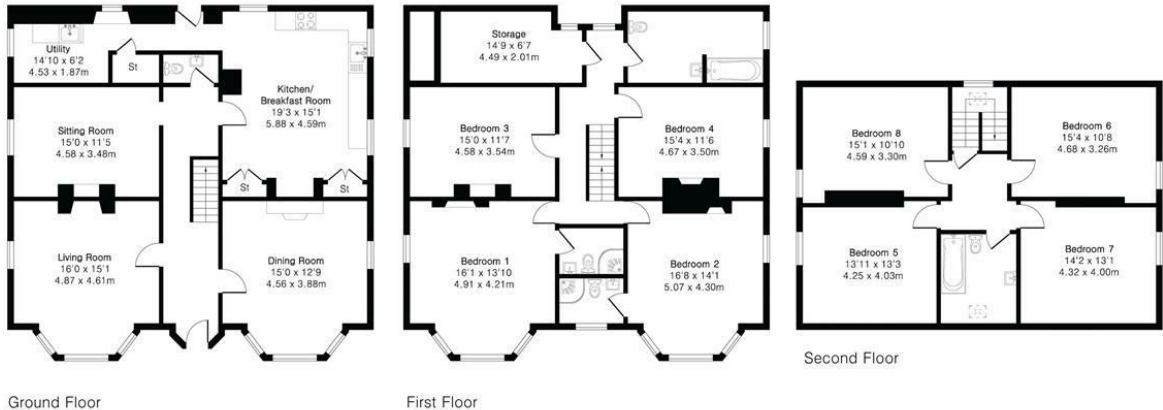


Approximate Gross Internal Area 3365 sq ft - 313 sq m

Ground Floor Area 1255 sq ft – 117 sq m

First Floor Area 1206 sq ft – 112 sq m

Second Floor Area 904 sq ft – 84 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

