

*** ONLINE VERSION *** | Station Road, OKEHAMPTON

£750,000



DBO1072

Detached

4 Bedrooms

Spacious detached residence with separate 3 BEDROOM COTTAGE in popular town location.

Entrance vestibule, reception hall, dining room, utility, drawing room, study, kitchen/breakfastroom, morning room, 4 bedrooms, bathroom, shower room. COTTAGE: 3 bedrooms, living room, kitchen, dining room/conservatory, bathroom, shower room.

landscaped gardens, garage, workshop, parking

SITUATION AND AMENITIES: Melrose occupies an enviable location, approached via a private driveway within the popular area of Station Road. Okehampton is a thriving town on the northern fringes of Dartmoor, offering its inhabitants an excellent range of supermarkets, local and specialised shops, doctors surgery, dentist and hospital. There is schooling to A-level standard with numerous sports and leisure facilities available, which include a cinema, leisure centre and swimming pool situated in the attractive setting of Simmons Park. The property is ideally situated to take advantage of all these facilities, together with the Granite Cycleway, Golf Club and the Dartmoor National Park with its hundreds of square miles of superb unspoilt scenery. The A30 dual carriageway is easily accessible on the eastern edge of town, providing a direct link west into Cornwall or east to the Cathedral City of Exeter with its M5 motorway, mainline rail and international air connections.

DIRECTIONS: From Okehampton Fore Street turn left between the Natwest Bank and the White Hart Hotel into George Street, take the second right hand turning after the post office into Station Road, proceed along this road up the hill whereupon the driveway to Melrose will be found on the left after No 51 Station Road.

DESCRIPTION: Melrose comprises an individual residence constructed during the 1920's. The property benefits from gas fired central heating, together with Upvc double glazing and occupies an elevated location standing within its own gardens and grounds and enjoying an attractive aspect over Okehampton and the surrounding countryside towards Dartmoor. In addition to the main residence, there is a fully independent detached cottage within the grounds, being ideal as a letting unit or annexe to the main house. The main house has accommodation which incorporates; an entrance conservatory / porch with door to entrance vestibule with mosaic patterned tiled flooring and large cloaks cupboard. A part leaded glazed door leads through to the reception hall with turned staircase rising to first floor and patterned mosaic tiled flooring. The dining room has a delightful patterned tiled fireplace in timber surround, there is extensive pine panelling to dado height, large corner window bay and polished pine floorboards. The drawing room is another spacious room with a cut marble fireplace with integral grate and marble hearth, large bay window to rear, decorative cornice moulding, polished pine floor boarding. An inner hallway gives access to a cloakroom, having the oil central heating boiler and a study with built in walk in cupboard / wine store. The morning room / snug has a window to front and fireplace and access through to the kitchen / breakfast room fitted with an extensive range of units with black granite worksurfaces, fitted wall cupboards and larder cupboard and an adjoining utility room. On the first floor is a spacious landing with access to the four bedrooms, bathroom with corner Jacuzzi bath and shower room.

THE COTTAGE

Having been converted in 2005, the property offers architect designed reverse level accommodation with the first floor living accommodation being particularly spacious and light. The accommodation incorporates a ground floor hallway with three bedrooms, shower room and bathroom, whilst on the first floor the large open plan living area has a vaulted ceiling and French doors to a timber decked balcony area. The room incorporates an open plan kitchen with a range of units with wood block worksurfaces and a dining area / conservatory with glazed roof and large window areas making this a light and spacious room.

OUTSIDE: The property is approached from the road via a long tarmac driveway flanked by a stone wall and a area of lawn with flower and shrub borders. Large stone and brick paved forecourt with space for a number of vehicles and extensive outside lighting. Access to a SINGLE GARAGE with up and over door with adjoining WORKSHOP and STORE. The gardens lie to the front and side of the property, being laid to lawn with flower and shrub beds and borders, circular rose bed and timber GAZEBO. Useful GARDEN STORE. The gardens overlook Simmons Park and beyond to surrounding countryside. Adjoining there is a delightful patio / barbeque area, bordered by raised beds and a further raised timber decked patio providing a delightful sitting out area.

SERVICES: Mains electricity, water and drainage.

LOCAL AUTHORITY: West Devon Borough Council, Kilworthy Park, Tavistock, PL19 0BZ. Telephone: (01822) 813600.

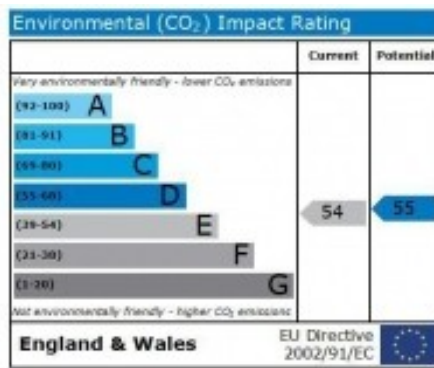
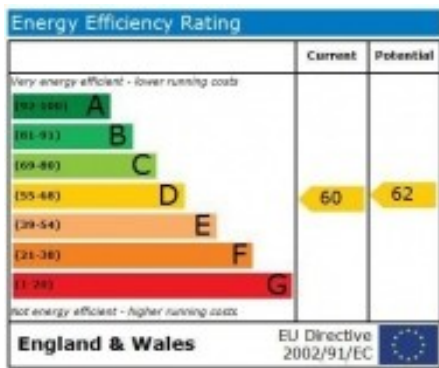
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.







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