

*** ONLINE VERSION *** | Mamhead, EXETER

Offers Over £595,000



DCX4133

Detached

5 Bedrooms

A fantastic 5 bedroom equestrian property, set in approx 1.75 acres, in this lovely country hamlet.

* FRONT LOBBY * ENTRANCE HALLWAY * SITTING ROOM * SECOND SITTING ROOM / DINING ROOM * SUPERB KITCHEN BREAKFAST ROOM WITH AGA * UTILITY ROOM * GROUND FLOOR CLOAK / SHOWER ROOM * FIVE FIRST FLOOR BEDROOMS (MASTER WITH ENSUITE) * FAMILY BATHROOM * EXTENSIVE GARDEN AND PADDOCKS * STABLE BLOCK * DOUBLE GARAGE *

DESCRIPTION AND LOCATION

The historic small hamlet of Mamhead lies within the old curtilage of Mamhead House and Castle, on the edge of the Haldon Hills, just a few minutes drive from the A380. In addition to its very convenient location for access to the county's main road network, the hamlet lies just a few minutes drive from the villages of Kenton, Starcross and Exminster, where a wide range of local amenities, including primary schools, doctors, post offices and local shops, can be found.

Mamhead also lies roughly equidistant between Exeter and Newton Abbot, both of which are within east driving distance and provide a further range of amenities.

Oak House was commissioned by its present owners just a few years ago, being constructed around parts of a previous property on the site. The house has been designed and constructed with meticulous care and attention to detail and now offers wonderful accommodation that is offered to a very high specification. The hand-built kitchen with its granite work surfaces and central cream coloured Aga, is just one example of the quality of the property.

Equally as impressive as the house itself are the location and site upon which it stands. Being slightly elevated, the site enjoys wonderful country views that stretch for miles around. The plot, which extends to approximately 1.75 acres, is self contained and offers a mixture of formal gardens and paddocks and would be perfect for a family wishing to keep ponies or pets alike, or for someone just hoping for a little privacy. The paddocks are rendered even more useful by the modern timber stable block that adjoins them.

DIRECTIONS

Take the turning signposted to Mamhead on the A380 between Exeter and Newton Abbot. Proceed along this road and down the hill, past Mamhead House. Take the next right turn (signposted Mamhead) and follow the road for approximately half a mile and Oak House will be found on the left.

ACCOMMODATION, with approximate measurements only, comprises :

FRONT LOBBY: - 9'5 x 6'11 (2.87m x 2.11m) Entered from a substantial, solid timber front door, set into this beautiful, double glazed, 'Carpenter Oak' structure that forms the front lobby and a bedroom/ study on the first floor. Tiled 'terrazzo' style flooring with inset uplighting and programmable underfloor heating. Further timber door with full height glazed side panels opens into:

HALLWAY: - 14'8 x 8'10 (4.47m x 2.69m) A spacious hallway, with ample room for side furniture. Solid oak planked flooring. Telephone point, radiator. Stairs to first floor with concealed lighting and cupboard under. Door to rear garden. Doors to: -

SITTING ROOM: - 28'5x 10'9 (8.66mx 3.28m) A super, double aspect room with window to front aspect and French doors to the large rear sun terrace. Stone, Minster style open fire place. TV and Satellite points. Radiators. Wall and pendant lights plus several free standing light sockets controlled by wall switch. TV point.

2nd SITTING ROOM / DINING ROOM: - 15'3 x 10'7 (4.65m x 3.23m) Another bright double aspect room with 2 windows to the front aspect and one to the side. Radiator. Wall and ceiling lights.

WET ROOM: - A beautifully fitted and fully tiled wet room with wall mounted sink, WC and thermostatically controlled shower with chrome rose head. Heated towel rail / radiator, ceiling downlighters, extractor fan. Opaque window to side. Programmable underfloor heating.

KITCHEN / BREAKFAST ROOM (L shaped - max dimensions) 19'2 x 14' (5.84m x 4.27m) An impressive room that truly is the heart of the house. This wonderfully bright room has a lovely dual aspect that overlooks the garden and paddocks. It also enjoys distant country views that extend as far as Exmouth. The kitchen is fitted with an bespoke range of units, hand built and finished by Luca Interiors of Exeter. Built with painted rosewood fronts, with feature oak drawers, the comprehensive kitchen comprises of a range of base and wall units with integrated dishwasher and fridge freezer, plus a bespoke larder cupboard. Gorgeous two oven Aga cooker set into a tiled recess, with adjacent additional back up electric oven. Double belfast sink set into polish granite work surface. Built in wine racking and display shelving. Continuation of the solid oak flooring, ceiling downlighters and coving. Two wide sliding doors to the breakfast end of the room can be opened to provide a real sense of al- fresco eating in the heart of the country side. Radiator. TV and Telephone points. Door to: -

UTILITY ROOM: - 7'5 x 5'8 (2.26m x 1.73m) A very useful room with a stainless steel sink unit set into roll edge work

surface with cupboard under. Plumbing for washing machine. Extractor fan. Window and stable door to sun terrace and rear garden. Tiled floor. Radiator.

LANDING; - High level Velux window with electric opening. Wall lights and radiator. Laundry room with extensive built-in shelving and hot water cylinder. Access to loft space with fitted ladder.

It is worthy of note that the loft is plastered and floored and benefits from light and power. Already providing excellent storage, this area could also have further potential for development.

Doors to: -

MASTER SUITE: - 18'3 x 10'3 (5.56m x 3.12m) A truly delightful room with a high vaulted ceiling that extends to the apex of the roof, giving a very spacious feel to the room. Double French doors with glazed side panels lead on to a railed balcony, which enjoys fabulous country views that extend for many miles. Combination of lighting, including ceiling down lighters, up lighters and a stunning central chandelier. TV and Telephone points. Built in wardrobe. Door to :

EN - SUITE - A sumptuous room fitted with period style sanitary ware, including, WC, pedestal hand basin, and a wonderful claw footed, roll top bath with tradition style mixer tap and shower attachment. Heated towel rail/ radiator, opaque window. Half tiled walls with inset mirror, with light over, and tiled floor with programmable underfloor heating. Ceiling downlighters. Extractor fan.

BEDROOM TWO 13'7 x 8'11 (4.14m x 2.72m) Another rear facing room with French doors and balcony. Built in wardrobes. Radiator. Ceiling downlighters and pendant fitting. TV and Telephone points.

BEDROOM THREE: - 13' x 9'2 (3.96m x 2.79m) Another bright and airy, dual aspect room, with french doors to a small railed balcony and window to side overlooking the paddocks TV & Telephone points. Ceiling downlighters and a pendant fitting. Built in wardrobe.

BEDROOM FOUR: - 11'5 x 11' (3.48m x 3.35m) Maximum dimension into recesses. Another dual aspect room with windows to the front and side of the property. TV and Telephone points. Built in wardrobe. Radiator. Sloping ceiling to one wall.

BEDROOM FIVE / STUDY: - 8'6 x 6'4 (2.59m x 1.93m) Formed from the upper portion of the Carpenter Oak structure at the front of the house, this lovely room enjoys country views and same interesting features, such as the exposed green oak frame. Radiator, telephone point. Wall lights.

BATHROOM: - Yet another room that is finished to an extraordinarily high standard. Four piece suite comprising an inset steel bath with mixer shower attachment, WC, pedestal hand basin and a high specification thermostatically controlled mains shower with body jets, set into a glazed and tiled shower cubicle. Half tiled walls, Velux window, heated towel rail / radiator. Tiled floor with programmable underfloor heating. Ceiling downlighters and extractor fan.

OUTSIDE

The outside space at Oak House is one of its main and most superb features, having myriad of different areas that would perfectly suit a country loving purchaser.

To the front of the property there is a useful pull-in parking space that leads to a wrought iron gate which, in turn, provides access through the lawned front garden, to the house. It is not unknown for the beautiful peacocks belonging to a nearby farm to strut the front lawn. There is a fenced area to one side that discreetly houses the 'Talking Titan' oil tank and provide extra storage.

The gardens are quite varied and include a wonderful sun terrace that stretches along the whole rear aspect of the house. This spacious paved area is bordered by a dwarf brick wall and, apart from the superb views, benefits from ground level lighting and concealed downlighting in the soffits of the house. It really is a very atmospheric spot; a perfect area for entertaining and dining out in, especially on balmy summer evenings. In addition to the sun terrace there is a spacious lawned area, a mini-orchard with several specimen fruit trees including cherry, apple and pear, and a productive vegetable patch with greenhouse.

The bulk of the land is however, divided into three paddocks (a large main paddock and two smaller holding paddocks). The paddocks are mainly bordered by post and rail fencing and are stock-proof. To the side of the main paddock is a modern timber stable block with three bays and a tack/storage room. The stable block benefits from a power supply and lighting.

Remotely operated electric gates give access to a spacious main parking area and and paddocks/garden. This area is gravelled and has space for a number of vehicles. Accessed directly from the parking area is a DETACHED DOUBLE GARAGE: - 15'2 x 15'6 (4.62m x 4.72m) Fitted with a remotely operated electric roller door. Windows to side and rear, pedestrian door, light and power points.

IMPORTANT NOTE

Due to a change in circumstances, the owners have recently reduced the price considerably and are looking for a swift sale. Oak House is a genuinely super property, in a lovely location and we would wholeheartedly recommend a viewing as soon as possible.

For further information, or to book a viewing, please telephone Stephen on 01392 204800

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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