



Close Hill, Bridestowe, Devon

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# Close Hill, Bridestowe, Okehampton, Devon EX20 4NT

A detached four-bedroom family home with a beautiful garden, set in approximately 1.34 acres in a rural setting close to amenities

A30 3.7 miles, Okehampton 7 miles, Tavistock 8 miles, Launceston 12 miles

Sitting room | Drawing room/study | Hall/dining room | Kitchen/breakfast room | Boot room Cloakroom | Principal bedroom with en suite bathroom | Three further bedrooms | Family bathroom | Double garage and workshop | Garden | Approximately 1.34 acres | EPC rating E

## The property

This attractive family home displays a wealth of light-filled and characterful accommodation extending to more than 2,000 sq. ft, with exposed timber beams, stone-built original fireplaces and flexible accommodation options. The property benefits from a beautiful rear garden and a paddock totalling approximately 1.34 acres and lies in the idyllic West Devon countryside close to amenities. The main reception room is the triple aspect sitting room which welcomes a wealth of natural light through its large bay window and glass door that opens onto the garden. There is also a well-proportioned drawing room currently used as a study, which has a superb stone-built fireplace as well as a hallway also used as a formal dining room with French doors that open onto the outside. The 20ft kitchen and breakfast room features an inglenook, fitted wooden units to base and wall level, a central island, as well as space for all of the necessary appliances and a large breakfast table. The ground floor accommodation is completed by a useful downstairs cloakroom and a boot room. Two separate staircases lead to the upstairs accommodation where there are four double bedrooms of similar proportions, including the

principal bedroom which benefits from fitted storage and an en suite bathroom. Two further bedrooms also benefit from fitted storage. Also on the first floor is a family bathroom with an over-bath shower.

## Outside

At the entrance, a five-bar wooden gate opens onto a gravel driveway which leads towards the rear of the house, providing plenty of parking space as well as access to the detached garaging block which has water and electricity connected. Adjoining the garage is a useful workshop space which is currently fitted with a loose box with a fenced concrete yard outside. The garage and workshop also provide the potential for conversion into an annexe or home office subject to obtaining the necessary consents. The beautiful rear garden measures approximately 0.27 acres and is southeast-facing welcoming plenty of sunlight throughout the day. It includes paved and gravel terracing, an area of lawn, colourful border flowerbeds, various shrubs and mature trees, a vegetable garden with a greenhouse and a new garden shed. There is also an adjoining paddock of approximately 1.6 acres.

## Location

Close Hill is located just outside the village of Bridestowe, surrounded by beautiful Devon countryside between the towns of Okehampton, Launceston and Tavistock. The village has a parish church, a village hall, a pub, a local shop and post office and a primary school. Seven miles away, Okehampton provides a further range of further amenities, including various shops and supermarkets, and a choice of restaurants and cafés. Secondary schooling is available in Okehampton at the outstanding-rated Okehampton College as well as Tavistock at the independent Mount Kelly Prep and Senior School and in Launceston at the independent St. Joseph's School. Dartmoor National Park is close by offering unrivalled opportunities for walking, riding and cycling pursuits, while the surfing beaches of the North Devon coast are less than an hour's drive away. The area is well connected by road, with the A30 just 3.7 miles away and regular bus services immediately outside the property while Okehampton's mainline station provides hourly services towards Exeter.

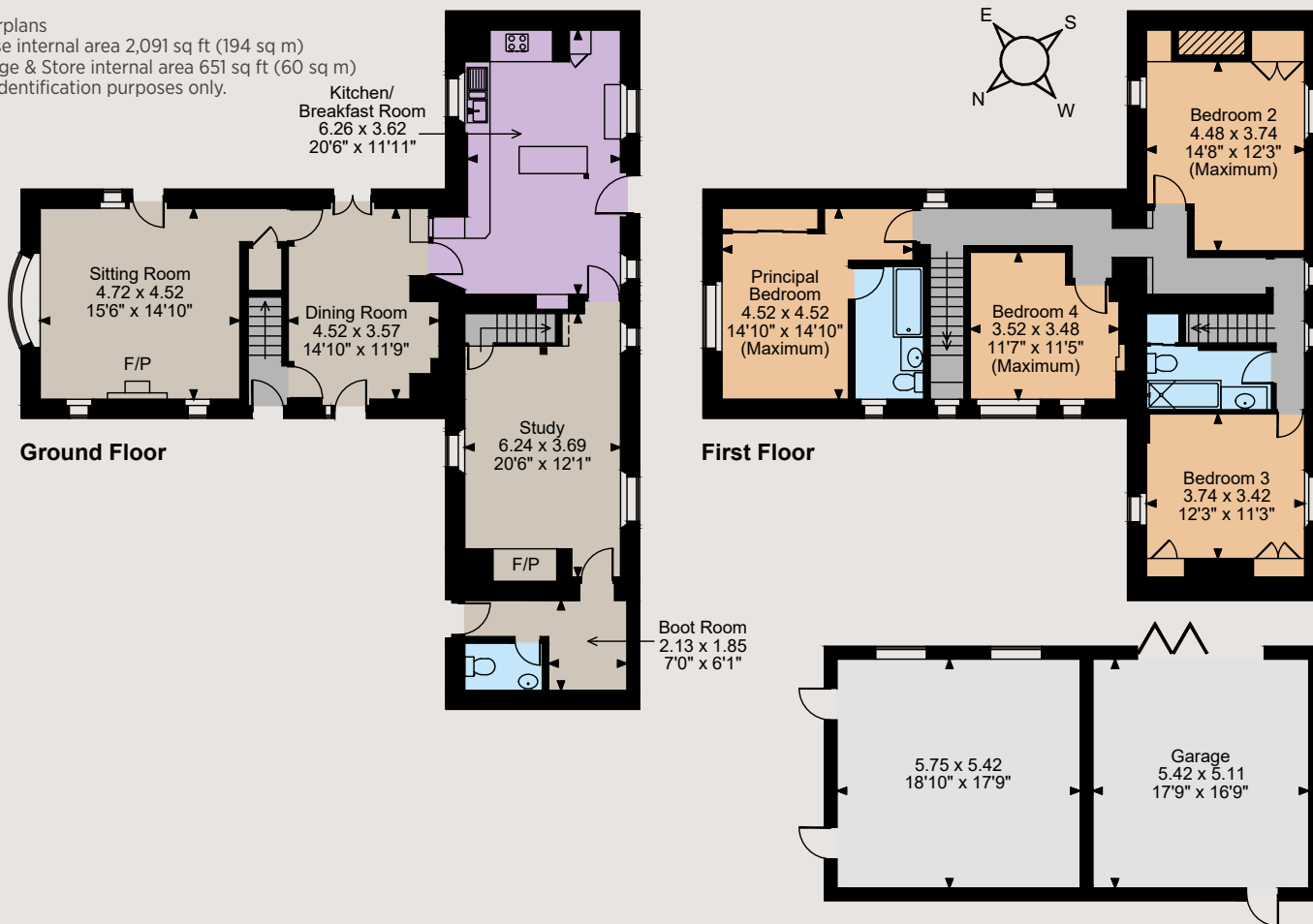






## Floorplans

House internal area 2,091 sq ft (194 sq m)  
Garage & Store internal area 651 sq ft (60 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Directions

From Exeter, take the A30 west and continue for 24.5 miles, before exiting towards the A386. Turn right at the junction onto the A386 and then immediately left, following the sign for Lifton and Lewdown. Continue for a further 3.7 miles and you will find the property on the brow of the hill.

## General

**Local Authority:** West Devon Borough Council

**Services:** Mains water and electricity. Private drainage which we understand may not be compliant with current regulations. Further information is being sought. Oil-fired central heating. 5G ready. **Council Tax:** Band E

**Wayleaves and Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Tenure:** Freehold **Guide Price:** £600,000

## Exeter

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