



Sweetlands

Vicarage Road, Okehampton, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautifully presented period property with detached annexe, extensive outbuildings and 2.2 acres, in a sought-after location

Sweetlands offers an excellent opportunity to acquire a five-bedroom unlisted Devon period property, a detached annexe, several outbuildings with development potential and a partially built plot with planning for a one-bedroom chalet. The property enjoys approximately 2.2 acres and sits in a picturesque rural location on the fringes of the desirable town of Okehampton on the edge of Dartmoor.



3 RECEPTION ROOMS



7 BEDROOMS



5 BATHROOMS



EXTENSIVE OUTBUILDINGS



2.2 ACRES



FREEHOLD



TOWN



4,189 SQ FT



**GUIDE PRICE
£1,200,000**



The property

Sweetlands is a detached family home offering 3,511 sq ft of light-filled, flexible accommodation arranged over two floors. Configured to provide an elegant and practical living and entertaining environment, the property sensitively combines modern amenities with period features including casement glazing, exposed stone walls and an original fireplace. The property has been well maintained by the current owners with a brand new water treatment plant installed and a new boiler. The property also benefits from underfloor heating throughout the ground floor accommodation and double glazing throughout the property.

As is usual in properties of this age, the entrance porch opens into a generous 34ft sitting room with wooden flooring, fitted storage, a feature corner open fireplace and a door to the rear terrace. Steps lead from the sitting room up to a spacious 28ft kitchen/family room with a range of wall and base units, a central island with breakfast bar, modern integrated appliances, space for a family dining table and French doors to the rear terrace that provide a wealth of

natural light. An additional reception room provides further welcoming space with French doors to the front aspect. A door from the sitting room opens to an entrance hall with full-height glazing, a cloakroom and a utility room.

An oak staircase rises from the sitting room to the part-vaulted split-level first floor where there are five double bedrooms. The generous principal bedroom has skylights overhead and an en suite shower room while one further bedroom also benefits from en suite facilities. Two bedrooms feature stairs rising to mezzanines. The fifth double bedroom is next to the family bathroom with a freestanding bath and separate shower unit.

The detached, almost completed, annexe provides further beautifully refurbished accommodation with a 25ft fitted kitchen/living area, a family shower room and two bedrooms one en suite. All providing income potential as well as opportunities for multi-generational living or guest accommodation.



Outside

Occupying a 2.2 acre plot and having plenty of kerb appeal, the property is approached over a driveway providing private parking and giving access to a tandem carport and to a walled part-paved and -gravelled courtyard. The property benefits from several outbuildings including a 42ft woodshed with a neighbouring store, a 47ft barn offering development potential subject to consents and a partially built one-bedroom chalet providing further accommodation opportunities. The formal garden to front and rear is laid mainly to lawn bordered by well-stocked flower and shrub beds and features a paved rear terrace, ideal for entertaining and al fresco dining. The property's remaining acreage includes a paddock providing space for grazing livestock or for equestrian use. The whole plot is screened by mature trees providing a high degree of privacy.

Location

The property sits adjacent to the beautiful All Saints Church to the west of the town centre. Situated on the northern edge of Dartmoor National Park, Okehampton offers comprehensive boutique and high street shopping, supermarkets including Waitrose, a bank, cinema, golf course and recreation ground and park. More extensive amenities are available in the regional capital of Exeter. The opportunities for outdoor pursuits in the area are endless. There is good walking, riding and cycling direct from the property, whilst the National Parks of Dartmoor and Exmoor are both within easy reach. Meeth Quarry Nature Reserve (150 hectares) is also nearby which joins up with the Tarka Trail where you can cycle, walk and ride. Communications are excellent: Okehampton station offers hourly services to Exeter, with onward links to London Paddington, and the A30 provides fast and efficient connections to Exeter, and the M5. Exeter Airport provides an ever-increasing number of domestic and international flights.



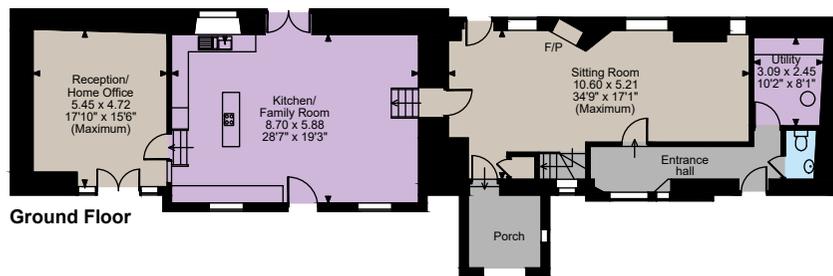
Distances

- Okehampton station 1.2 miles
- A30 2.7 miles
- Tavistock 15.8 miles
- M5 motorway (Jct 31) 24.1 miles
- Exeter 25.0 miles
- Exeter Airport 31.3 miles

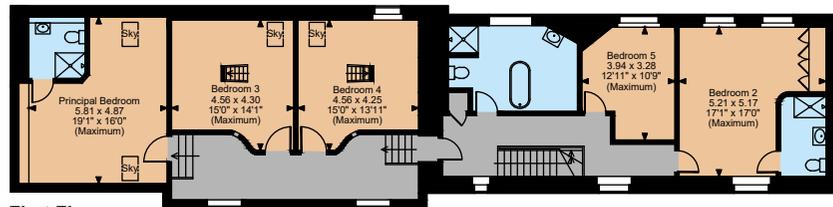
Nearby Schools

- Okehampton Primary School
- St James CofE Primary and Nursery School
- Okehampton College
- Shebbear College
- Mount Kelly
- St Joseph's
- Exeter School
- Exeter College (Ofsted rated outstanding)

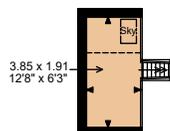




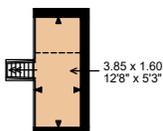
Ground Floor



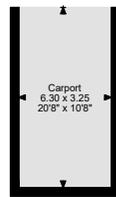
First Floor



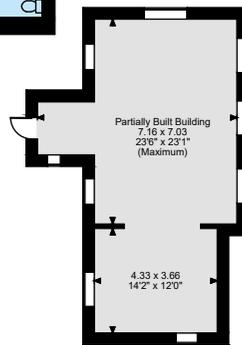
Mezzanine Above Bedroom 3



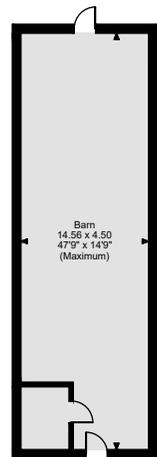
Mezzanine Above Bedroom 4



Carport



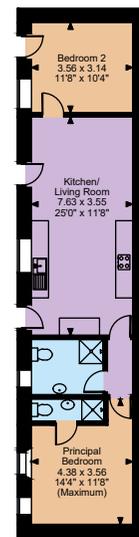
Partially Built Building



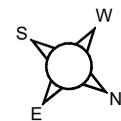
Barn



Wood Shed



Annexe



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height

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Floorplans

Main House internal area 3,511 sq ft (326 sq m)
 Carport internal area 220 sq ft (20 sq m)
 Outbuildings internal area 1,674 sq ft (156 sq m)
 Annexe internal area 678 sq ft (63 sq m)
 Total internal area 6,083 sq ft (565 sq m)
 For identification purposes only.

Directions

EX20 1LE
what3words: ///wimp.hardening.elephant - brings you to the driveway

General

Local Authority: West Devon Council
Services: Mains electricity and water. Private drainage which is compliant with current regulations. Brand new water treatment plant serving the property, annexe and outbuildings. New boiler installed. Ultrafast fibre optic broadband.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band D
EPC Rating: E
Planning Reference: 0662/23/FUL. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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