



Stone Lane, Drewsteignton

**£400,000 Freehold**



**SAMPLE MILLS & Co.**



## Stone Lane, Drewsteignton

### **£400,000 Freehold**

A spacious 1920's timber framed Detached Bungalow situated in the idyllic village location of Drewsteignton, within Dartmoor National Park.

Drewsteignton village is a short travelling distance from the A384 for Moretonhampstead and close to the local town of Chagford, the A3602 for Exeter and the M5 motorway.

The property sits within  $\frac{3}{4}$  of an acre of its own ground incorporating mature lawned gardens and a copse area to the side.

The property also features an additional 3.52 acres of pasture land which is adjacent and benefits from superb panoramic views down over the Teign Valley and is ideal for numerous uses, including horse paddock, smallholding, etc.

The property has had a new slate roof fitted in recent years but does require full renovation, and presents itself as an ideal project for prospective purchasers, and subject to the necessary planning consents, offers scope to be re-built if desired.

Currently the internal accommodation comprises entrance porch, lounge, kitchen, 3 bedrooms, one of which could be used as a dining room, bathroom and separate WC.

Outside, there is a single detached garage, ample parking to the front with a turning area, and mature gardens incorporating a good range of plants, trees and shrubbery.

Viewing of the property is highly recommended for those seeking a project or a country retreat in this sought after location.



UPVC double glazed door to:

#### Entrance Porch

Quarry tiled floor. Radiator. Crittall window with secondary glazing. Tiles. Crittall door to:

#### Lounge – 17'1" x 13'11" (5.21m x 4.23m)

Dual aspect Crittall windows with secondary glazing. 2 x single panelled radiators. Open fireplace, brick surround, mantle over, raised tiled hearth, recess either side. Door off to:

#### Hallway

Coat hooks. Broom cupboard. Access to loft area. Radiator. Wooden flooring. Doors to:

#### Kitchen – 12'1" x 10'0" (3.68m x 3.05m)

Incorporating a range of fitted base units. Stainless steel drainer. Partly tiled walls. Wall mounted cupboards. Glass display cabinets. Built-in oil fired Aga, fitted worktops. Crittall window to the side and to the rear. Glazed door providing access onto the rear:

#### Walk in Store/Larder Cupboard

Off the kitchen. With fitted shelving.

#### Rear Lean-to Porch

Storage area for logs, coal and LPG boiler that serves oil fired central heating. Doors providing rear access.

#### Bedroom 3/Dining Room – 14'0" x 12'0" (4.27m x 3.66m)

Crittall window with secondary glazing. Wooden flooring. Radiator. Boarded fireplace, mantle over, surround with hearth. Views over the front of the property.

#### Bedroom 2 – 12'1" x 7'11" (3.68m x 2.41m)

Crittall window with secondary glazing. Radiator. Storage cupboard, shelving and hanging area. Wooden flooring.

#### Bathroom

Comprising 2 piece suite with panelled bath and wash-hand basin. Crittall window to rear with views over the field. Tiled walls.

#### Separate WC

Low level WC. Crittall window. Radiator.

#### Inner Hallway/Study

Walk-in shower. Crittall window with secondary glazing to the rear. Views over the field. Radiator. Storage cupboard. Opening into:

#### Bedroom 1 – 19'10" x 11'10" (6.05m x 3.61m)

Dual aspect Crittall windows with secondary glazing. Double radiator. Single radiator. Built-in double wardrobe with opening doors, hanging rails and shelving. Door off to:

#### En-Suite Cloakroom

Low level WC and wash-hand basin. Crittall window with secondary glazing.

#### OUTSIDE

The property occupies a plot of approximately  $\frac{3}{4}$  of acre of its own ground with stone pillars and wooden five bar gate to the entrance drive, which has a turning area and parking for several vehicles along with a single garage.

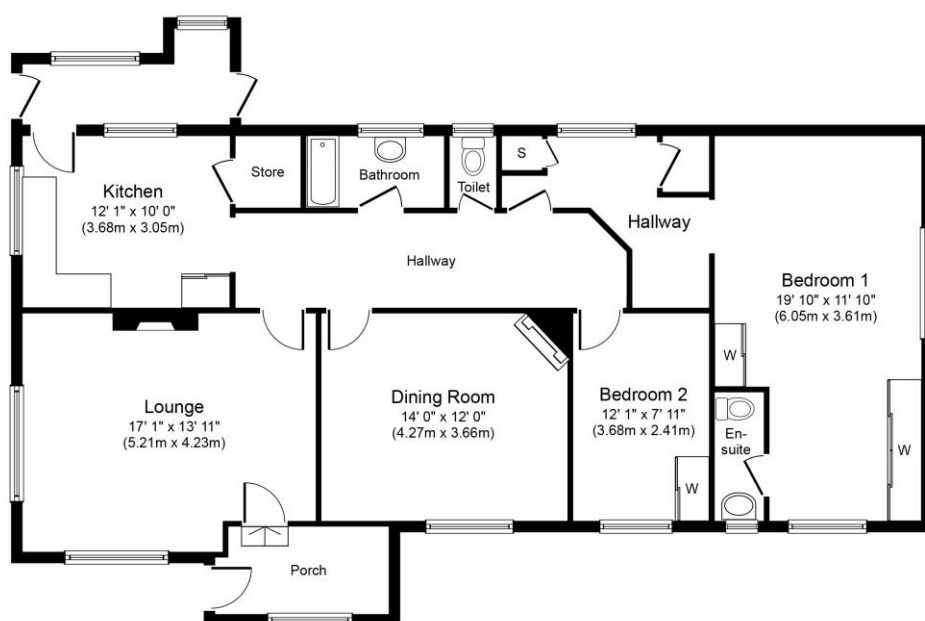
A path leads to the front of the property which incorporates a sloping lawned garden and boasts an excellent rural outlook over the perimeter of the property with views over the rolling countryside. There are granite stone patio areas to the front and side. The property is surrounded by mature trees, plants and shrubbery, and an array of wildlife to enhance the property in this rural setting.

To the side and rear of the property, there are further lawned areas with mature hedgerows and shrubbery, a copse area which has an enclosed vegetable plot, storage area, fish pond and a vast array of mature trees, plants and shrubbery.

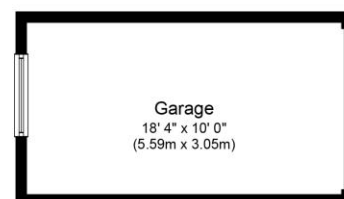
In addition to this, the property benefits from a further approximately 3.52 acres of attached pasture land boasting superb panoramic views down over the Teign Valley. The pasture land has numerous uses including horse paddocks, smallholding, etc.

**Services:** Septic tank and soakaway have been recently rebuilt. Mains water, electric and oil fired central heating.





**Ground Floor**  
**Approximate Floor Area**  
**1,306 sq. ft.**  
**(121.3 sq. m.)**



**Garage**  
**Approximate Floor Area**  
**183 sq. ft.**  
**(17.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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