



THORNDON

O.I.E.O £750,000

Delightful 4 bedroom Grade II Listed Country House

 4 Bedrooms

 3 Bathrooms

 4 Reception Rooms

 EPC Rating: F (30)


MILLER
TOWN & COUNTRY



- » Grade II Listed Country House
- » Four Bedrooms
- » Potential for One Bedroom Annexe
- » Wealth of Charm and Character
- » Landscaped Gardens
- » Paddock and Ponds
- » Approximately 4 Acres in total

The Property

With parts dating back to the 15th Century, this stunning Grade II Listed country house offers space, charm and character throughout. Believed to have originally been thatched, the house now sits under a tiled roof, but still boasts a range of delightful features such as exposed beams, cruck frames and inglenook fireplaces. Sitting in approximately 4 acres of grounds and gardens in a quiet rural location, this charming property offers a peaceful retreat away from it all!



Location

The property is under 10 minutes' drive to both the A30 corridor as well as the bustling town of Okehampton which offers a wide range of local amenities and three supermarkets including a Waitrose. From Okehampton you can travel by rail to Exeter and from there connect on to London. Dartmoor National Park, and the beaches of the north coast are about a 35 minute drive away.



Accommodation

Inside the house are three characterful reception rooms, with wooden and stone floors, original wooden beams and charming nooks and cupboards throughout. The 'breakfast room' complete with Aga leads through to the galley style kitchen, which spans the back of the house. Upstairs are 4 beautiful bedrooms, two of which are ensuite, and one, which if combined with the existing open plan kitchen/living room below, can be split off as a separate annexe.



Accommodation

Ground Floor

Entrance Hall 4' 0" x 18' 0"

Dining Room 16' 11" x 12' 2"

Sitting Room 13' 3" x 19' 5" (irreg. shape)

Garden Room 11' 0" x 4' 8"

Breakfast Room 17' 11" x 6' 1"

Kitchen 44' 7" x 5' 10"

Cloakroom/WC 6' 0" x 4' 1"

First Floor

Bedroom 1 13' 9" x 13' 5"

En-Suite 6' 4" x 9' 5"

Bedroom 2 10' 9" x 17' 4"

Landing 5'7" x 10' 1"

Shower Room 5' 4" x 8' 7"

Bedroom 3 17' 0" x 16' 8" (max)

The Annex/Cottage

Living/Kitchen/Diner 15' 11" x 15' 5"

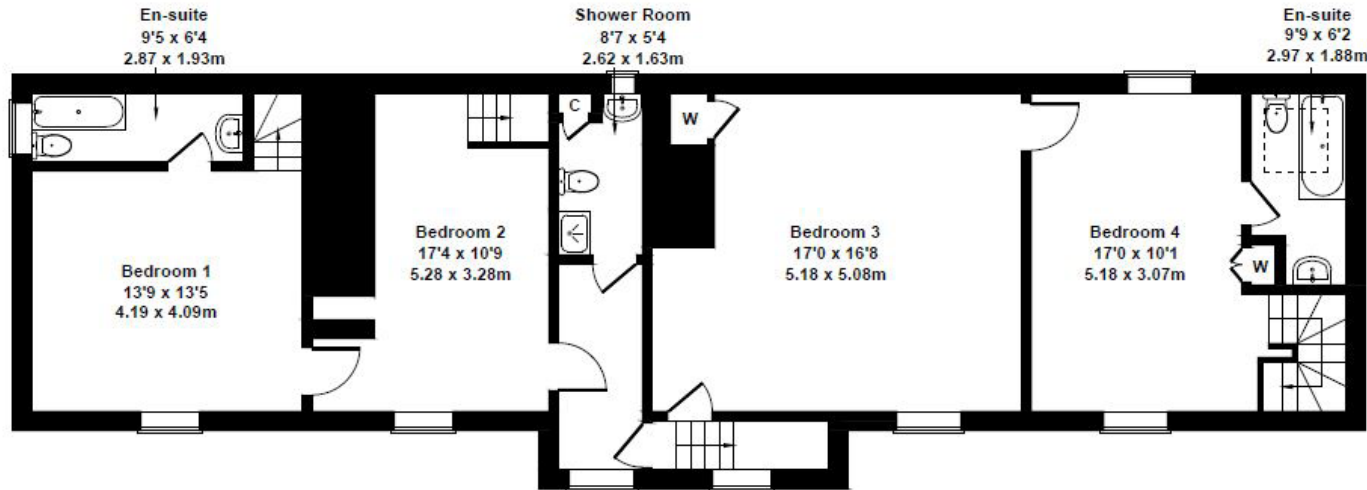
Bedroom 4 10' 1" x 17' 0"

En-Suite 6' 2" x 9' 9"

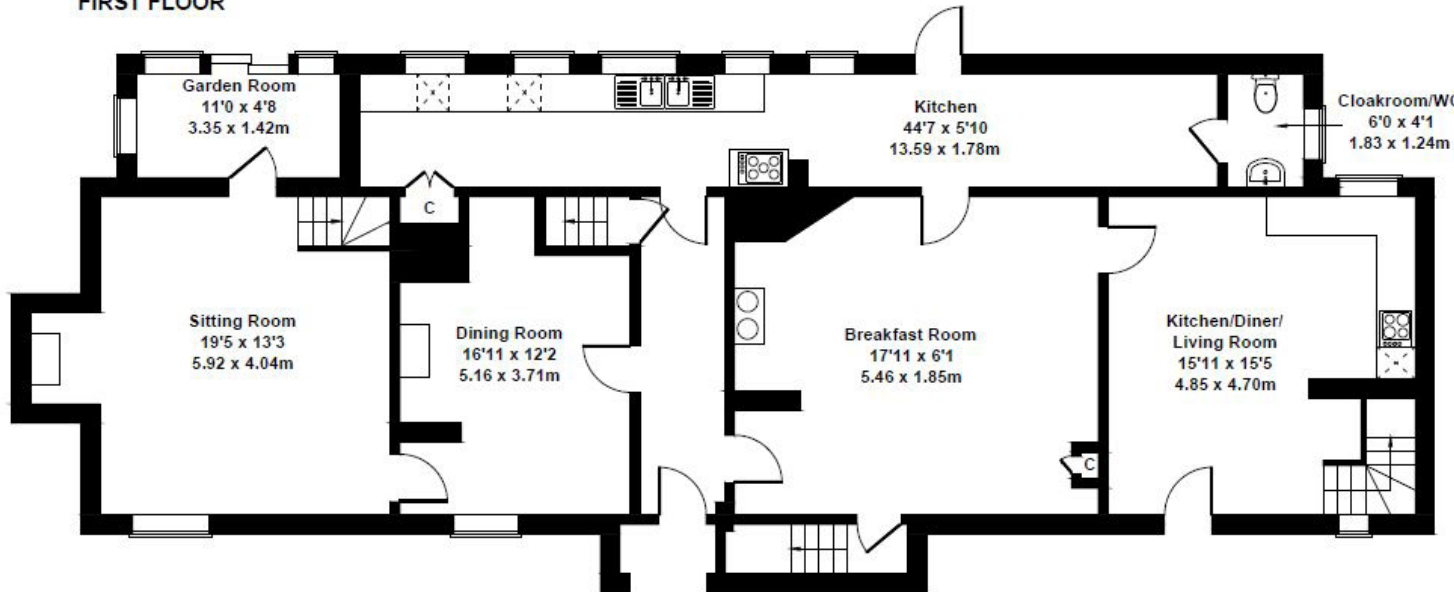
Services: Mains electricity and water. Oil fired central heating. Private drainage.

Council Tax Band: E

Approximate Gross Internal Area
2818 sq ft - 262 sq m



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Outside

A sweeping driveway leads up to the expansive gravelled frontage, offering parking for multiple vehicles. There are two useful barns and a vibrant pond set across from the farmhouse. The gardens to the rear have been landscaped, and there is a charming octagonal summer house to enjoy.

Tucked away from the main garden is a cedar lodge, which overlooks the paddock and hills beyond, and could be a fantastic studio, office or workshop – with a view! The fenced paddocks slope down to the large pond which could host wildlife and waterfowl or even fish, and there is a small field shelter perfect for sheep or storage, the choice is yours!





Miller Town & Country | 01837 54080

2 Jacob's Pool House, 11 West Street,
Okehampton, Devon, EX20 1HQ

okehampton@millertc.co.uk | www.millertc.co.uk



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

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