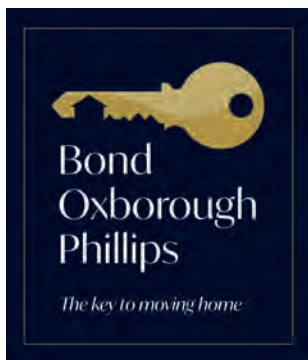




Little Field Sticklepath EX20 2JJ



O.I.E.O - £500,000



Little Field, Sticklepath, EX20 2JJ

Situated within the sought-after village of Sticklepath, on the edge of the stunning Dartmoor National Park, this substantial four-bedroom detached home offers an exceptional amount of living space, generous gardens, a double garage



- Detached Four-Bedroom Family Home
- Approx. 2,293 sq ft of Accommodation
- Large Driveway with Extensive Parking
- Detached Double Garage
- Spacious Living Room
- Separate Snug and Dining Room
- Generous Kitchen
- Impressive Sunroom
- Large Private Gardens
- Popular Village Location
- Easy Access to Dartmoor and the A30
- Council Tax Band - E
- EPC - D



Situated within the sought-after village of Sticklepath, on the edge of the stunning Dartmoor National Park, this substantial four-bedroom detached home offers an exceptional amount of living space, generous gardens, a double garage and ample off-road parking, making it an ideal family residence for those seeking both space and a desirable village setting.

Approaching the property, you are immediately impressed by the large driveway, which provides extensive parking for multiple vehicles and leads to the detached double garage, offering excellent storage, workshop potential or secure parking.

Internally, the property extends to over 2,290 sq ft of accommodation and has been thoughtfully arranged to provide flexible living spaces suitable for modern family life. A welcoming entrance leads into a spacious central living room, which forms the heart of the home and provides a comfortable space for everyday living and entertaining.

The property benefits from a superb range of reception rooms, including a generous principal living room with direct access to the sunroom, a cosy snug perfect for quieter evenings, and a separate dining room ideal for family meals and formal entertaining. The large kitchen offers an excellent range of units and workspace, with plenty of room for dining and socialising, creating a practical hub for busy family life.

One of the standout features of the property is the impressive sunroom that spans much of the rear elevation, providing a wonderful space to enjoy views over the gardens throughout the seasons while flooding the home with natural light.

The bedroom accommodation is equally impressive. The principal bedroom is a spacious double room, while the three further bedrooms offer flexible accommodation for family members, guests or those requiring a home office. The property is served by multiple bathrooms, providing convenience for larger households and visiting guests.

Outside, the property truly comes into its own. The large surrounding gardens provide extensive areas of lawn, perfect for children to play, gardening enthusiasts or those looking to create outdoor entertaining spaces. The generous plot offers a wonderful sense of privacy and space rarely found in village properties.

Sticklepath remains one of West Devon's most desirable villages, renowned for its strong community spirit, excellent access to Dartmoor and convenient links to Okehampton and the A30, providing straightforward access towards Exeter and Cornwall. The village itself offers a range of amenities, scenic walks and countryside pursuits right on the doorstep.

Combining generous accommodation, versatile reception space, extensive parking, a double garage and substantial gardens, this impressive detached home presents a rare opportunity to acquire a sizeable family property in a highly regarded Dartmoor village location.



Changing Lifestyles

Situated centrally within the heart of the sought-after Devonshire village of Sticklepath, this home is within walking distance of both neighbouring villages of South Zeal and South Tawton, including nearby village amenities that are on offer. These include two public houses, convenient village store/café, church, and village hall.

This location is popular due to its positioning within Dartmoor National Park, with the traditional market town of Okehampton just a mere three-mile commute away. From here there is direct access to the A30 dual carriageway and rail link connections to the Cathedral City of Exeter and beyond.

Okehampton town offers an extensive range of shops, services and facilities. There are three supermarkets (including a Waitrose) a range of nationally and locally owned shops and businesses, together with a community medical centre and extensive array of leisure facilities, from rugby, football, 18-hole golf and swimming.



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on this property.

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Approximate total area⁽¹⁾

2293 ft²

213.2 m²



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