

Woodlands Petrockstowe EX20 3HQ



Guide Price - £650,000



Woodlands, Petrockstowe, EX20 3HQ.

A beautifully finished detached home set within a charming Devon village, offering open countryside views, generous living space, ample parking, and the added benefit of being chain-free...



- Elevated Position With Countryside Views
- Open Plan First Floor Living
- Stylish Kitchen With Central Island
- Four Spacious And Versatile Bedrooms
- Principal Suite With Dressing Room
- Energy Efficient With 'A' Rating
- Underfloor Heating Throughout Both Levels
- Air Source Heat Pump Installed
- Solar Panels And EV Charger
- Quiet Location In Charming Village
- Council Tax Band - F
- EPC - A



Positioned on the edge of the picturesque village of Petrockstowe, this newly completed detached home offers the perfect blend of contemporary living, energy efficiency and rural charm. Enjoying an elevated position with long-reaching views over open countryside towards Exmoor, it presents an ideal opportunity for families or those seeking a quieter pace of life in a well-connected Devon village.

Completed in 2025, the property forms part of a small, high-quality development and has been thoughtfully designed with a reverse-level layout to make the most of its outlook. The ground floor comprises three comfortable bedrooms and a stylish family bathroom featuring both a separate shower and freestanding bath. A welcoming entrance hall offers flexibility for storage or seating, and gives access to a convenient cloakroom and integral garage.

Upstairs, the layout has been configured to maximise space and light, with a generous open-plan kitchen, dining and living area that runs the majority of the upper level of the home. This sociable space is filled with natural light. Through a set of wooden doors is a large living room with direct views towards your rear garden and out on the decking that provides the perfect spot for outdoor dining, morning coffee or evening relaxation. The kitchen is well-appointed with integrated appliances and a separate utility room nearby. A cloakroom is tucked neatly beside the oak staircase, which features a modern glass balustrade.

Also on the first floor is the principal bedroom, complete with a walk-in dressing room and en-suite shower room, providing a private retreat within the home.

The rear garden is the real highlight of Woodlands, sunny, spacious, and extending to the hedged boundary with views over open fields and beyond, a real blank canvas to get your teeth stuck into.

This home has been built to a high specification, with energy efficiency firmly in mind. It benefits from an 'A' rated EPC, underfloor heating throughout, an air source heat pump, photovoltaic solar panels and an EV car charging point – delivering both sustainability and long-term cost savings.

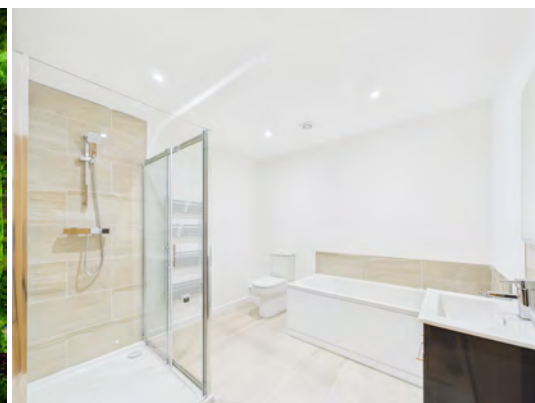


Changing Lifestyles

Situated within the idyllic Devonshire village of Petrockstow, this impressive development is within close proximity of the village centre and its amenities on offer.

There is a thriving local community, alongside two churches and the parish hall, the nearby Tarka trail is quite the attraction. The nearby market town of Hatherleigh is approx. four miles from Petrockstow, with further benefits of cafes, a post office and shopping opportunities.

Schools can be found at Hatherleigh and Merton for primary education. Secondary education can be located at neighbouring market towns, Okehampton and Torrington. The private school of Shebbear is only four miles from the village also.



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Approximate total area

2619 ft²

243.1 m²

Floor 0

Reduced headroom

43 ft²

4 m²



Floor 1

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