

# Merrivale Venton Drewsteignton EX6 6PG



**Guide Price - £550,000**





# Merrivale Venton, Drewsteignton, EX6 6GP.

An impressive detached family home, boasting a recently modernised theme throughout, a self contained annexe, established rear gardens, ample off-road parking and incredible far-reaching views...



- Spacious Detached Family Home
- Five Well-Proportioned Bedrooms
- Multiple Versatile Reception Rooms
- Private Self-Contained Annexe
- Panoramic Far-Reaching Rural Views
- South-Facing Landscaped Rear Garden
- Extensive Driveway And Detached Garage
- Efficient Oil-Fired Central Heating
- Tranquil And Peaceful Hamlet Setting
- Generous 0.21-Acre Garden Plot
- Close To Transport Connections
- Council Tax Band - E
- EPC - D



If you've been searching for a flexible family home with far reaching views, generous living space, and excellent access to Dartmoor and the A30, Merrivale could be exactly what you've been waiting for.

Tucked away in a quiet hamlet, this detached property offers over 2,000 sq. ft. of accommodation, including a fully self contained annexe, ideal for multi generational living, visiting guests, or potential income.

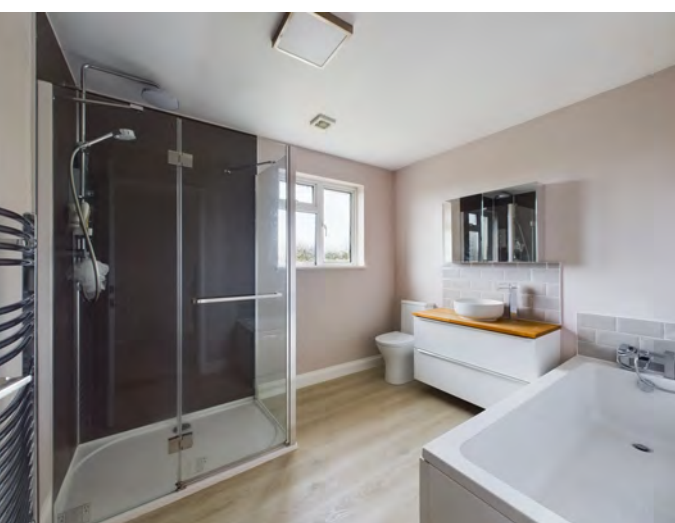
Step inside and you're welcomed by a bright, glazed entrance porch that opens into a spacious hallway, where there's scope to create a home office or reading corner. The heart of the home is undoubtedly the stylish kitchen and breakfast room, which has been upgraded to offer modern cabinetry, integrated appliances, and ample workspace. This room flows effortlessly into the dining area and the garden facing conservatory, an inviting spot to enjoy the sunshine and take in the sweeping views of Dartmoor's rugged landscape.

The main living room is a cosy retreat with a wood burning stove, perfect for relaxing evenings. The ground floor also features two further reception rooms, currently used as a bedroom and formal dining space. These adaptable rooms allow for plenty of options depending on your family's needs and link conveniently with the annexe accommodation.

Upstairs, three well sized bedrooms enjoy views across open countryside and the moor. A generous landing connects the rooms, along with a stylish family bathroom featuring both a freestanding bath and a separate walk in shower.

The annexe, with its own private entrances, offers self sufficient living: a double bedroom, contemporary kitchen and breakfast room, modern shower room, and a sitting room with beautiful views. Whether for relatives, teenagers, or as a holiday let, it's a superb addition.

Outside, the property sits within a level 0.21 acre plot. A gated entrance opens to a wide driveway with space for multiple vehicles, a detached garage, and a useful adjoining store. The south facing rear garden is mainly lawned and features a greenhouse and children's climbing frame, with ample room for landscaping or personalisation.



# Changing Lifestyles

Set amidst the rolling hills of the Devon countryside, Whiddon Down is a well positioned rural hamlet offering the best of both worlds, peaceful surroundings with superb connectivity. Located just off the A30 dual carriageway, it provides quick and convenient access to Exeter, Okehampton, and beyond, making it ideal for commuters and those who value easy travel links.

The hamlet itself enjoys a relaxed pace of life and a welcoming community feel, with nearby amenities including a service station with a shop, and easy access to schools, village pubs, and wider services in neighbouring towns. Okehampton, approximately 7 miles away, offers supermarkets, healthcare facilities, a leisure centre, and direct rail connections to Exeter.

Nature lovers will appreciate the proximity to Dartmoor National Park, with its rugged beauty, open moorland, and extensive walking, cycling, and riding trails. Whether you're looking to explore the great outdoors or simply enjoy the scenery, Whiddon Down serves as a superb base.

With its blend of rural charm and excellent access, Whiddon Down is perfectly suited to those seeking countryside living without sacrificing convenience.



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on this property.

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**Floor 0 Building 1**

**Approximate total area<sup>m)</sup>**

2342.72 ft<sup>2</sup>

217.65 m<sup>2</sup>



**Auctioneers Comments:**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.