



Church House Okehampton EX20 1LE



Guide Price - £725,000



Church House, Okehampton, EX20 1LE.

Set on the edge of Okehampton and nestled beside the historic church, this beautifully renovated five-bedroom residence offers a rare opportunity to acquire a substantial period former vicarage combining timeless charm with modern convenience..



- Five Bedroom Georgian Period Home
- Beautifully Renovated Throughout
- Stunning Open Plan Kitchen / Dining Area
- Sitting Room With Woodburning Stove
- Three Bathrooms Including Two En-Suites
- Landscaped Gardens Just Under Half An Acre
- Charming Sunroom Overlooking Garden
- Peaceful Setting Beside Historic Church
- Short Walk To Okehampton Town Centre
- Easy Access To Dartmoor And Railway Links
- Double Garage And Stone Outbuilding
- Elegant Interiors With Period Features
- Council Tax Band - F
- EPC - N/A



Set on the edge of Okehampton and nestled beside the historic church, this beautifully renovated five-bedroom residence offers a rare opportunity to acquire a substantial grade II listed former vicarage combining timeless charm with modern convenience. Positioned within a short five-minute walk of the town centre, the property enjoys a peaceful setting with beautifully landscaped gardens extending to just under half an acre.

Arranged across three floors and extending to approximately 2,861 sq. ft, the home has been thoughtfully and tastefully updated by the current owners. At the heart of the house is a stunning open-plan kitchen and dining area, recently remodelled to create a warm, sociable space perfect for everyday family living and entertaining. The kitchen is fitted with shaker-style units and a range cooker, with a view of the surrounding countryside. The dining area features french doors opening directly onto the garden, and also connects to the delightful sunroom that forms the entrance to the house. There is also a boot room and cloakroom with modern fittings.

Moving through to the later Georgian section of the house, the spacious hallway leads to a second kitchen with potential as a home office or additional reception room, a practical laundry room, and finally to a welcoming sitting room complete with original working shutters and a recently installed woodburning stove, ideal for cosy evenings in.

The first floor comprises three generously sized bedrooms, including a spacious principal bedroom with a modern en-suite shower room. A well-appointed family bathroom serves the remaining two bedrooms, each offering pleasant views over the gardens or towards the neighbouring church. Off the bathroom is a large walk-in storage space.

On the second floor are two further double bedrooms, one of which benefits from its own en-suite, making it ideal for guests or older children.

The overall layout of the house is versatile, with each space feeling well-proportioned and full of character, enhanced by tasteful décor and quality finishes throughout.

Externally, the gardens are a true highlight. Extending to just under half an acre, they have been beautifully landscaped and lovingly maintained, offering a variety of spaces to enjoy throughout the seasons, as well as far-reaching views. From sweeping lawns and stone steps to colourful planting, mature trees, private seating areas and hidden paths, the garden is both peaceful and picturesque. With the church tower rising behind the boundary, the setting is simply enchanting.

The front courtyard provides ample parking for multiple vehicles, and contains a modern double garage with light, power and water. The inner courtyard houses a two-room outbuilding currently used as a potting shed but with potential for a number of other uses, subject to planning consents.

Despite its private and tucked-away position, the property remains highly convenient for all that Okehampton has to offer, including a wide range of shops, cafés, primary and secondary schools, and a mainline railway station with regular services to Exeter. Dartmoor National Park is just moments away, providing endless walking, riding and exploring opportunities.

This is a rare chance to acquire an exceptional period home, beautifully presented and perfectly positioned in one of Okehampton's most attractive and historic spots. Early viewing is highly recommended.



Changing Lifestyles

The 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 modern hospital and leisure centre in the attractive setting of Simmons Park. There is schooling from infant to sixth form level with the college rated 'Outstanding' by Ofsted. The Dartmoor National Park offers hundreds of square miles of superb unspoilt scenery.

From Okehampton station there are regular train services to Exeter, with mainline rail connection; by road there is direct access to the A30 dual carriageway providing a link to the city of Exeter, M5 Motorway and Exeter international airport. The countryside around Okehampton is particularly attractive with many opportunities for riding, walking and outdoor pursuits.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

2861 ft²
265.7 m²

Reduced headroom

110 ft²
10.2 m²

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We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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