



# Huckleberry House

## Bridestowe

### EX20 4ER



**Guide Price - £750,000**



# Huckleberry House, Bridestowe, EX20 4ER



Situated in the highly desirable village of Bridestowe, on the edge of Dartmoor National Park, this exceptional four-bedroom detached house offers an outstanding blend of space, versatility and modern family living,

- Four Bedroom Detached House
- Three En Suite Bedrooms
- Generous Open Plan Kitchen Dining
- Large Bi Fold Doors To Garden
- Spacious Living Room
- Separate Home Office Study
- Useful Utility And Cloakroom
- Plot Just Under Half An Acre
- Large Detached Garage
- Potential For Annex Conversion
- Sought After Village Location
- Council Tax Band - F
- EPC - B



Situated in the highly desirable village of Bridestowe, on the edge of Dartmoor National Park, this exceptional four-bedroom detached house offers an outstanding blend of space, versatility and modern family living, all set within a generous plot of just under half an acre.

The heart of the home is undoubtedly the impressive open-plan kitchen and dining area. This expansive space has been thoughtfully designed for both everyday living and entertaining, featuring a substantial kitchen with ample worktop and storage space, alongside a generous dining area. Large bi-fold doors span the rear elevation, flooding the room with natural light and seamlessly connecting the indoors with the garden beyond—perfect for summer gatherings and family life alike.

The ground floor also benefits from a well-proportioned living room, offering a more cosy and private space to relax, along with a useful study ideal for those working from home. A separate utility/laundry room and a convenient cloakroom complete the ground floor accommodation, ensuring practicality matches the home's style.

Upstairs, the property continues to impress with four generously sized double bedrooms. Three of these benefit from their own en-suite facilities, providing a high level of comfort and privacy for family members or guests. The principal bedroom is particularly spacious, enjoying both ample proportions and its own en-suite, while the remaining bedroom is served by a well-appointed family bathroom. The layout is both functional and well-balanced, making excellent use of the available space.

Externally, the property sits within a substantial plot, just shy of half an acre, offering plenty of room for outdoor enjoyment, gardening or further landscaping. The grounds provide a wonderful sense of space and privacy, rarely found in village settings.

A standout feature is the large detached garage, which presents a fantastic opportunity for conversion (subject to the necessary planning consents). Whether utilised as a self-contained annexe, guest accommodation, home office or studio, this space offers immense potential to suit a variety of needs.

Bridestowe itself is a thriving and picturesque village, well-regarded for its strong sense of community and excellent access to the surrounding countryside. With Dartmoor quite literally on the doorstep, the property is perfectly positioned for those who enjoy walking, cycling and outdoor pursuits, while still being within easy reach of nearby towns and transport links.

This is a rare opportunity to acquire a substantial and versatile family home in a sought-after location, combining modern open-plan living with generous accommodation and exciting future potential.



# Changing Lifestyles

Bridestowe is a charming village located on the edge of Dartmoor National Park in Devon. This peaceful location offers easy access to stunning countryside views, making it a perfect spot for those who enjoy outdoor activities such as walking, cycling, and exploring nature. The village itself is small but well-equipped with local amenities, including a friendly pub and a convenience store.

The surrounding area offers plenty of attractions, with nearby towns like Tavistock and Launceston providing additional services and recreational opportunities. For history enthusiasts, Dartmoor's vast landscapes are home to ancient sites and wildlife, while the proximity to Okehampton also adds to the convenience, with more extensive facilities available just a short drive away.

Ideal for those looking to enjoy a rural lifestyle with excellent access to outdoor adventures and nearby towns, Bridestowe combines the best of village living with the beauty of Dartmoor's natural surroundings.



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 Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

2156 ft<sup>2</sup>  
200.5 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

**Have a property to sell or let?**

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

**PLEASE NOTE:**  
Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

Please let us know how we are doing;

