



# Thrumster Okehampton EX20 1JL



**Guide Price - £700,000**



# Thrumster, Okehampton, EX20 1JL

Situated along the sought-after Darkey Lane in Okehampton, this substantial five-bedroom detached house offers spacious and versatile accommodation...



- Five Bedroom Detached House
- One Acre Total Plot
- Outline Planning For Two Dwellings
- Sought After Darkey Lane Location
- 2100 Sq Ft Accommodation
- Flexible Family Layout
- Multi Generational Potential
- Generous Private Gardens
- Driveway Parking And Garage
- Close To Okehampton Amenities
- Easy Access To Dartmoor And A30
- Council Tax Band - E
- EPC - E



An exciting opportunity to acquire a substantial five-bedroom detached house together with an adjoining parcel of land benefiting from outline planning permission for two detached dwellings, all situated along the sought-after Darkey Lane on the outskirts of Okehampton. In total, the property extends to approximately 1 acre, presenting a rare combination of an impressive family home alongside an excellent development opportunity in one of the area's most desirable residential locations.

The main residence extends to approximately 2,100 sq ft and offers spacious and versatile accommodation ideally suited to growing families or those seeking multi-generational living close to Dartmoor National Park. Upon entering the property, you are welcomed into a spacious central hallway providing access to the principal reception rooms and bedrooms. The living room is a particularly impressive space with excellent proportions and an abundance of natural light, creating an ideal environment for both relaxing and entertaining. A separate dining room offers additional flexibility and could equally serve as a snug, playroom, or home office.

The kitchen/dining room forms the heart of the home, providing a sociable and practical layout with ample space for family dining and everyday living. A useful utility area, cloakroom/WC, and internal access to the garage further enhance the practicality of the property.

The ground floor offers exceptional flexibility with three bedrooms situated on this level, including a generous master bedroom benefitting from its own en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, making the layout ideal for those requiring single-level living or accommodation for dependent relatives. To the first floor are two further double bedrooms along with an additional bathroom, creating an ideal space for older children, guests, or teenagers seeking their own private area within the home.

Externally, the property is approached via a large private driveway providing extensive off-road parking for multiple vehicles, caravans, or motorhomes, alongside an attached garage. The generous gardens and grounds are predominantly laid to lawn and provide excellent privacy together with plenty of space for entertaining, family enjoyment, or future landscaping.

In addition to the house, the adjoining parcel of land benefits from outline planning permission granted by West Devon Borough Council under application number 2758/24/OPA for the construction of two detached dwellings. The relatively level site enjoys good access from Darkey Lane and offers an exciting opportunity for developers, investors, or those wishing to create bespoke homes within easy reach of the town centre, local amenities, schools, leisure facilities, and the A30 corridor.

Land with planning permission in accessible yet tucked-away locations within Okehampton remains increasingly rare, making this an outstanding opportunity to acquire a substantial home with significant additional potential. Viewing is highly recommended to fully appreciate the flexibility, setting, and opportunity on offer.



# Changing Lifestyles

Nestled on the northern edge of Dartmoor, Okehampton is a charming Devon market town that combines rural beauty with modern conveniences. Known as the "Gateway to Dartmoor," Okehampton offers a vibrant community atmosphere surrounded by rugged moorland and scenic countryside, perfect for nature lovers and outdoor enthusiasts.

The town itself boasts a range of amenities, including independent shops, cafes, and a historic market, as well as larger supermarkets and leisure facilities. The nearby Dartmoor National Park provides endless opportunities for hiking, cycling, and exploring, with stunning views and a wealth of wildlife.

Okehampton also has excellent local schools, a community hospital, and a strong sense of local pride. With easy access to Exeter and the A30, the town blends the tranquility of rural life with the convenience of city connections. For those seeking a balance between countryside charm and modern amenities, Okehampton offers an ideal lifestyle with the wild beauty of Dartmoor right on its doorstep.



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Floor 0



Floor 1

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

2786 ft<sup>2</sup>

258.9 m<sup>2</sup>

**Reduced headroom**

475 ft<sup>2</sup>

44.1 m<sup>2</sup>

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