



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

30 Station Road  
Okehampton  
EX20 1EA



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN OKEHAMPTON



**Asking Price - £575,000**



Changing Lifestyles

01837 500600

# 30 Station Road, Okehampton, EX20 1EA.



An incredible family home, offering a beautiful blend of contemporary and characterful features, a grand selection of reception space and separate lower level accommodation...

- Impressive Semi-Detached Home
- Offering Five Double Bedrooms
- Multiple Reception Rooms
- Immaculately Presented Throughout
- Striking Exposed Stonework & Embraced Character Features
- Lower Level Basement Accommodation
- Private Gated Driveway
- Spacious Family Bathroom
- Grade II Listed
- Commutable Transport Links Available
- Popular Town Location
- EPC - D



Are you searching for your forever family home? Would the idea of residing on the edge of Dartmoor National Park, close to local amenities, plus the added benefit of incredible renovation upgrades and income potential, sounds amazing right! Look no further...

Number 30 is a prime example of a grand residence, believed to be constructed during the Victorian era of the 1800's. The home itself is situated within a highly desirable district of Okehampton, within close proximity of local hotspots Simmons Park and Okehampton's medieval castle.

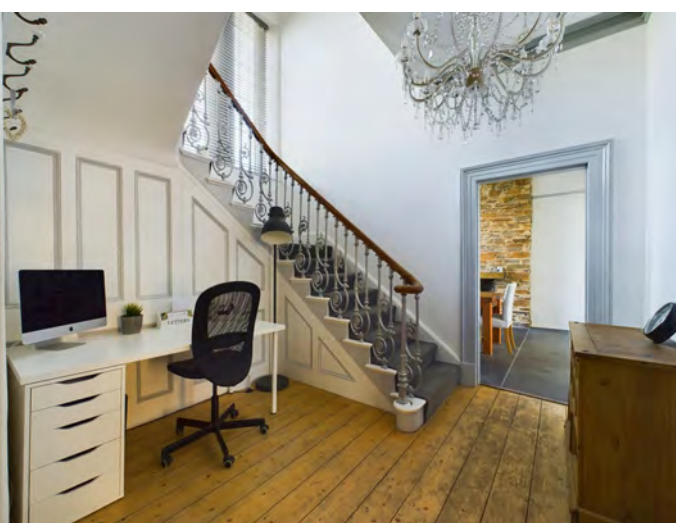
Upon approach, you are greeted by a gated driveway, with parking for ample vehicles, stairway access to the front door and notable entrance to the basement accommodation 'Half Penny Apartment.' The characterful features are immediately embraced, from attractive tiled flooring, high ceilings and admirably sized doorway leading through into the spacious hallway, plus all that is on offer.

The ground floor offers a selection of reception space, perfect for a balance of social and private occasions all year round. Furthermore, the truly stunning kitchen/dining room incorporates natural light in abundance from the delightful sash windows, centrally located island and eye-catching exposed stonework on the internal walls. The light and spacious theme continues as we enter the living room, with plentiful floorspace for an array of furnishings, historic ceiling coving and desirable wood burner providing the cosy factor. For practicality and convenience, a large utility/cloakroom has been sympathetically renovated, alongside the study area adjacent to intricately designed stairway spindles.

Ascending to the first floor, this Grade II listed property boasts three double bedrooms and a show-stopper of a family bathroom. The neutral, immaculate décor theme continues throughout all areas, from the magnificent stairway to the main bathroom which offers a large walk-in shower, roll top bath and aesthetically designed tiling/stonework.

During their years of ownership, the current vendors have developed the majority of the property footprint to become the divine home that is on offer today. Half Penny Apartment is the main addition, from a dilapidated basement, to a pristine two-bedroom, self-sufficient accommodation currently promoted as a successful Airbnb. Without question, all areas have been completed to an exquisite standard, from the contemporary kitchen, large bathroom, living room and two well-dimensioned bedrooms.

To the exterior of the home, stairway access from the integral store/workshop brings us to the rear garden space. We have available two patio areas, lending themselves to your choice of favoured furnishings, plus the benefit of enclosed fencing and mature hedge line boundary. The west facing orientation promotes prime sunset territory from all aspects, plus the versatility of the garden favours the approach of either a low maintenance approach, to the horticulturally involved individual.



# Changing Lifestyles

The property is situated within the popular Station Road district, to the south facing edge of the market town Okehampton. 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 there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail and international air connections. 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 -1



Floor 0



Floor 1

## 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.