



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

# 10 Townland Rise Petrockstow EX20 3PQ



BRITISH  
PROPERTY  
AWARDS

2023



**GOLD WINNER**

ESTATE AGENT  
IN OKEHAMPTON



**Guide Price - £500,000**



Changing Lifestyles

01837 500600

# 10 Townland Rise, Petrockstow, EX20 3PQ.



An impressive detached family home, boasting a wealth of spacious living accommodation, expansive views of rolling countryside and generous off-road parking, all whilst being positioned within a peaceful cul-de-sac...

- Modern Style Detached Home
- Offering Four Double Bedrooms
- Spacious Dual Aspect Kitchen
- Large Living/Dining Room
- Two En-Suite's & Family Bathroom
- Far Reaching Views Towards Exmoor
- Generous 0.34 Acre Plot Size
- Ample Parking for Multiple Vehicles & Detached Double Garage
- 16 Solar PV Panels (Freehold)
- Oil-Fired Central Heating Throughout
- Council Tax Band - E
- EPC - C



Have you outgrown your current home? Are you on an eager search for a property that offers generous living accommodation, including four double bedrooms, a designated home office, far reaching views and a double garage...

Number 10 is an established family home constructed by Millwood Homes in 2005, positioned within a peaceful cul-de-sac and desirable corner plot of 0.34 acres.

Upon approach, you are greeted by a large stone-paved shared driveway of which is owned by number 10, with convenient access to the property's driveway, providing ample parking alongside the adjacent detached double garage. The exterior of the home boasts a light and bright frontage, complimented by the south-facing orientation and chosen colour tones.

Upon entry, the inviting entrance hall provides leading access through to all that the ground floor has to offer. The dual aspect kitchen is particularly impressive, with offerings of plentiful storage provisions, worktop space and floorspace for free-standing appliances. Positioned to the rear of the home is the spacious living/dining room, this reception space is perfect for entertaining, alongside a relaxing retreat with a wealth of natural light, versatile layout and feature fireplace.

If you are looking to capture panoramic views internally, the conservatory is the perfect place, with the opportunity to spectate the rear garden and beyond. Final offerings of this level include a practical cloakroom and designated home office.

Ascending to the first floor, this family home has to offer four well-proportioned double bedrooms, alongside two en-suite shower rooms and a family bathroom. The master suite boasts generous floorspace, built-in wardrobes and an en-suite shower room. Together with bedroom four, these rear facing bedrooms benefit from elevated views spanning far over the surrounding landscape. As necessary in any family home an abundance of storage options are available, with additional loft access on offer from the large landing.

To the exterior, the garden can be accessed via the multiple side gates, plus the patio doors via the kitchen and conservatory. The current owners have created a beautiful external oasis during their 19 years of ownership. From multiple patio areas, to the paved/gravel walkway that takes you to explore all levels on offer, this outside space lends itself to al-fresco dining in the brighter months and a chance to embrace delightful views all year round.

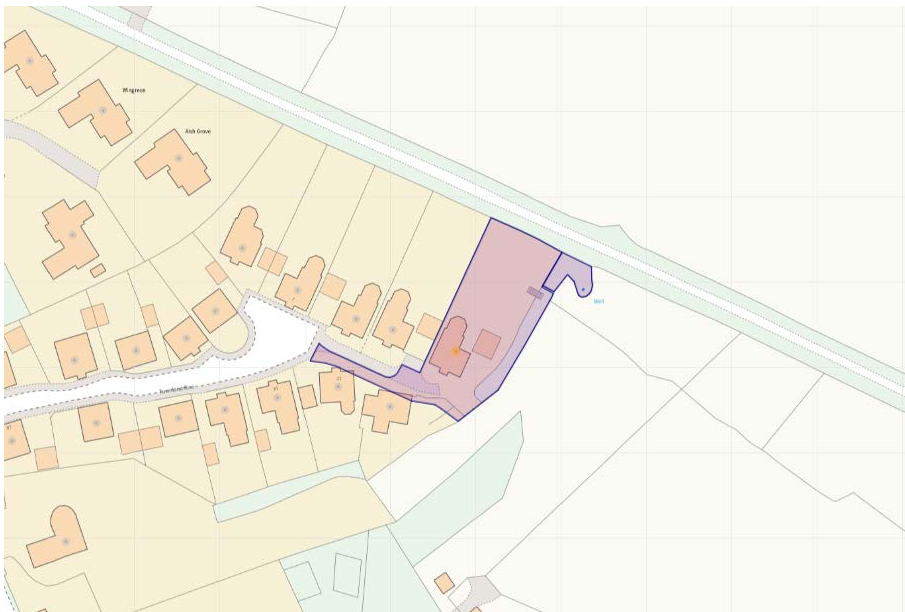
Solar panels have been installed on the south-facing front elevation of the property, providing an energy efficient feature to the home and an approximate return of £900 per annum.

# Changing Lifestyles

Situated within the idyllic Devonshire village of Petrockstow, this impressive residence is within close proximity to the village centre and its amenities on offer.

There is a thriving local community, alongside the local church and the parish hall, the nearby Tarka trail is quite the attraction. The nearby market town of Hatherleigh is approx. four miles from Petrockstow, with further benefits of cafes, a post office and shopping opportunities.

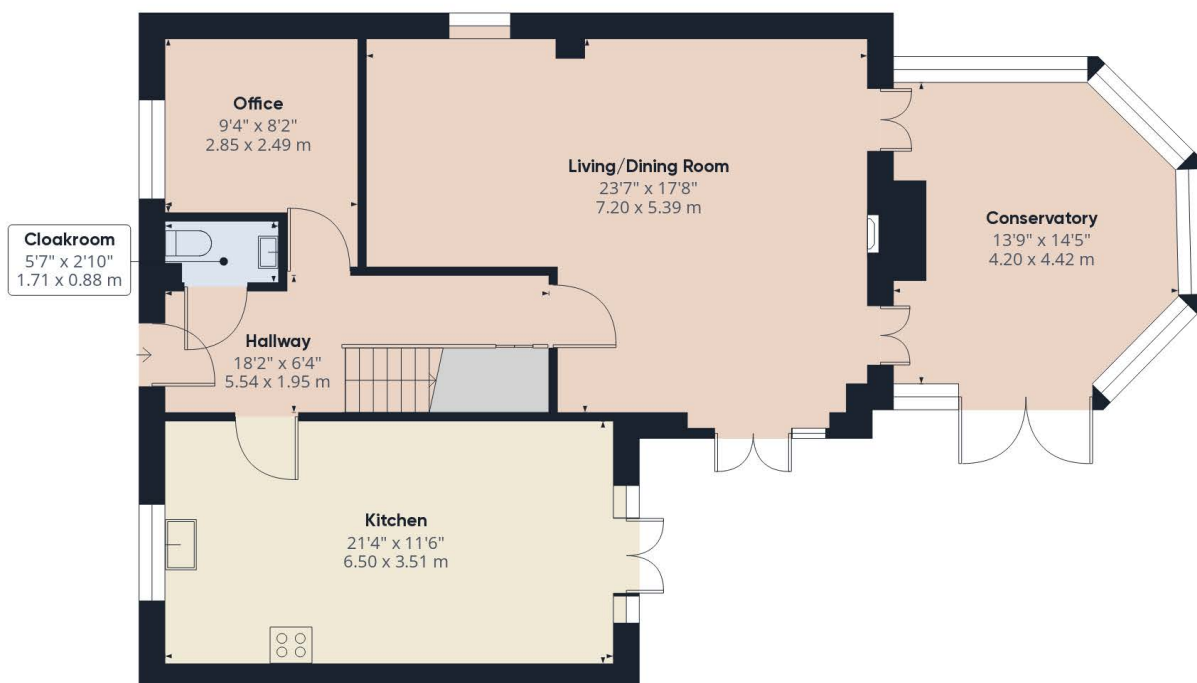
Schools can be found at Hatherleigh and Merton for primary education. Secondary education can be located at neighbouring market towns, Okehampton and Torrington. The private school of Shebbear is only four miles from the village also.



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  
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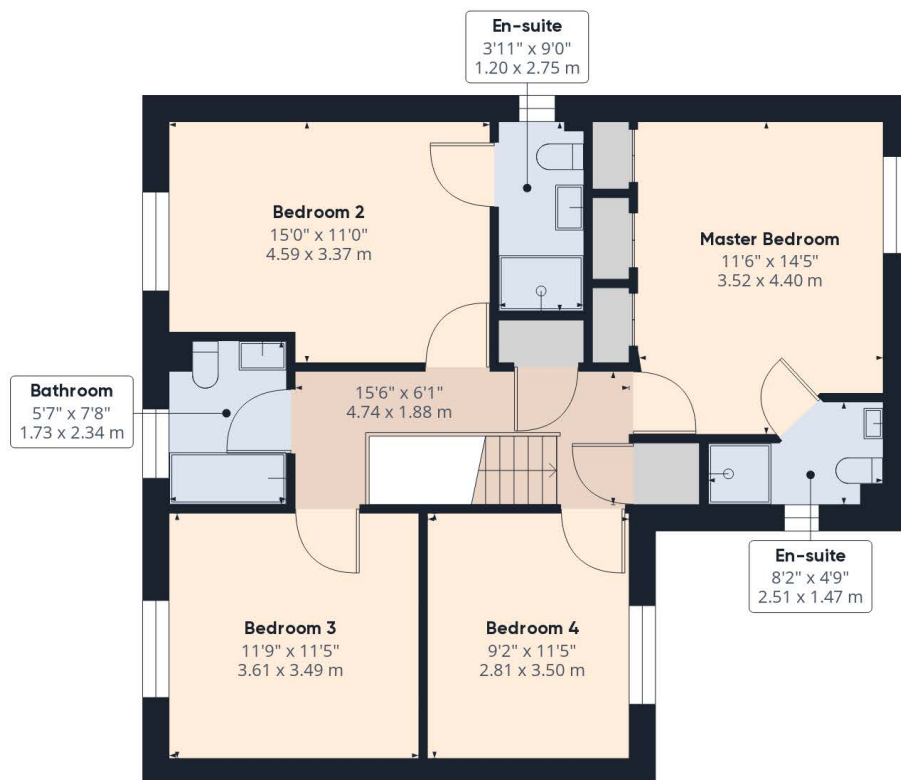


Floor 0 Building 1

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

1795.02 ft<sup>2</sup>

166.76 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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