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Changing Lifestyles

Merrivale Venton
Drewsteignton
EX6 6PG



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Asking Price - £715,000



Changing Lifestyles

01837 500600

Merrivale Venton, Drewsteignton, EX6 6GP.



An impressive detached family home, boasting a recently modernised theme throughout, a self contained annexe, established rear gardens, ample off-road parking and incredible far-reaching views...

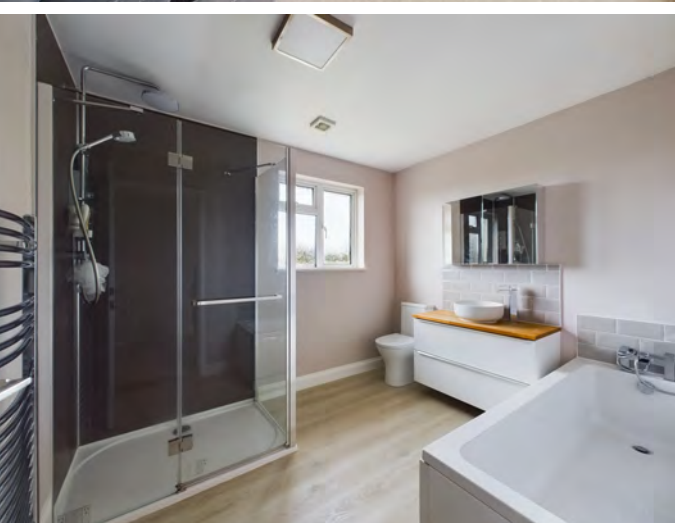
- Detached Family Home
- Offering Five Bedrooms
- Multiple Reception Rooms
- Self Contained Annexe
- Far Reaching Rural Views
- South Facing Rear Garden
- Large Driveway & Detached Garage
- Oil-Fired Central Heating
- Peaceful Hamlet Location
- Generous 0.21 Acre Plot Size
- Nearby Convenient Transport Links
- Council Tax Band - E
- EPC - D



Seeking a large family home, maybe with income potential or space for a relative, lovely views of Dartmoor, while offering convenient access to the A30? Merrivale presents an exceptional opportunity.

Renovated from head to toe, you enter into Merrivale through double French doors into a conservatory showcasing panoramic Dartmoor views. Seamlessly connected, the conservatory flows into a contemporary kitchen/breakfast room, featuring integrated appliances and ample storage, with a delightful view into the dining area.

Continuing through the ground floor, a tasteful utility area, doubling as a cloakroom, enhances functionality. The well-lit hallway leads to a cozy sitting room with a focal wood burner, ideal for relaxation, while the hallway offers space for a potential office tucked out of sight. Additionally, two ground-floor rooms, currently utilised as an extra bedroom and a refined dining space, provide versatile living options. The dining room conveniently accesses the well-appointed annexe.



Ascending the elegant pine staircase to the first floor, a landing leads to three spacious bedrooms, each offering countryside and Dartmoor views. Thoughtfully designed with ample wall space, these bedrooms offer flexibility for furniture placement. A fully updated family bathroom completes this level, featuring a luxurious bath and a separate walk-in shower.

The annexe, discreetly accessible via multiple entrances, offers superb living space, including a sitting room with Moor views, a double bedroom, a recently updated kitchen/breakfast room again with fitted appliances, and a bathroom with a separate shower. Enjoy the peace and quiet away from the main home while you take in the countryside backdrop.

Outside, double gates unveil a substantial parking area and a single garage with an adjoining store, catering to vehicle storage needs. The predominantly level lawned garden, bordered by a traditional Devon bank hedge, provides a serene retreat. Ample space exists for customisation, currently featuring a greenhouse and children's climbing frame.

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The property itself is situated centrally within the peaceful hamlet of Venton, a rural community set within Drewsteignton Parish, surrounded by neighbouring farmland, picturesque views across to Dartmoor and convenient access to the nearby main road networks.

The neighbouring hamlet of Whiddon Down can be located circa 1.5 miles from the property, providing direct access to the A30 dual carriageway, offering transport links to the city of Exeter with its M5 motorway, main line rail and international air connections.

The traditional market town of Okehampton lies approximately 9 miles away. With a further comprehensive range of nationally and locally owned shops, services and facilities. The distinguished edge of Dartmoor National Park is a particularly attractive asset of the local area, with many opportunities for riding, walking and outdoor pursuits, all whilst embracing hundreds of square miles of superb unspoilt scenery.



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

Approximate total area⁽¹⁾

2342.72 ft²

217.65 m²



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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