

Sycamore Rise

Petrockstow

EX20 3HQ



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Asking Price - £650,000



Changing Lifestyles

01837 500600

Sycamore Rise, Petrockstow, EX20 3HQ.



An impressive detached property positioned within a picturesque Devonshire village, boasting far reaching views, ample parking, whilst being immaculately presented and the benefit of no onward chain...

- Modern Detached Family Home
- Offering Five Bedrooms
- Large Kitchen/Dining Area
- Family Bathroom & Two En-Suites
- Far Reaching Surrounding Views
- Solar Photovoltaic Panels (Freehold)
- Integral Garage & Extensive Driveway
- Air Source Heat Pump & Underfloor Heating Throughout
- Fibre Broadband Connectivity
- No Onward Chain
- Council Tax Band - F
- EPC - A



Are you on the search for an executive family home positioned within a picturesque Devonshire village? This beautiful detached property benefits from elevated far-reaching views, energy efficiency and an impressive selection of living accommodation throughout...

Sycamore Rise was constructed in 2023, a beautiful detached residence that is situated on the elevated hillside towards the edge of the charming village Petrockstow. Alongside a thriving local community, there is convenient access to nearby national parks and the opportunity for coastal pursuits. The elevated positioning of the development leads itself to expansive views stretching far and beyond towards north Devon's prestigious Exmoor National Park.

The home itself offers an inverted layout, with allocated bedroom arrangements on the ground floor, alongside two grand en-suite master bedrooms and large social areas to the first floor.

Upon approach, you are greeted by a generous driveway which provides ample parking with convenient access to the large integral garage. As you enter, the expansive entrance hall is ideal for welcoming visitors into your new home, coupled up as an additional reception area with the opportunity for an array of furnishings. Further offerings of the ground floor include a cloakroom, three generously sized bedrooms and a stunning family bathroom, inclusive of separate bath and shower facilities.



Ascending the central oak staircase, you will be welcomed by the large landing area, with leading access to the spacious master suites, secondary cloakroom, and the truly magnificent kitchen/dining room. The current owners have installed a central island which provides further functionality to this wonderful kitchen suite. A wealth of natural light is embraced from all angles, with panoramic views to the frontage, plus sliding door access to the rear garden via the living room.

Externally, this property has to offer generous gardens to the rear, benefiting from plenty of sunshine as it rolls over the neighbouring unspoilt countryside. The decked terrace provides a pleasant and relaxing seating area, with easy access to detached workshop, another new addition to this grand house. This outbuilding offers the versatility to become a fantastic workshop, home gym or further vehicular storage with power connected.

A property of this calibre is of very rare occurrence; especially as it has surpassed energy efficiency ratings to be awarded an outstanding 'A' rating. Highly regarded features include an intricate underfloor heating throughout, functional air source heat pump and photovoltaic solar panels on the rear elevation.

Changing Lifestyles

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

There is a thriving local community, alongside two churches 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.

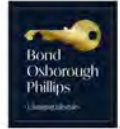
Schools can be found at Hatherleigh and Merton for primary education. Secondary education can be located at neighbouring market towns, Okehampton and Torrington. The private school of Shebbear is only four miles from the village also.



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 our Virtual Tour:





Floor 0 Building 1

Approximate total area⁽¹⁾

2560.2 ft²
237.85 m²

Reduced headroom

37.35 ft²
3.47 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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