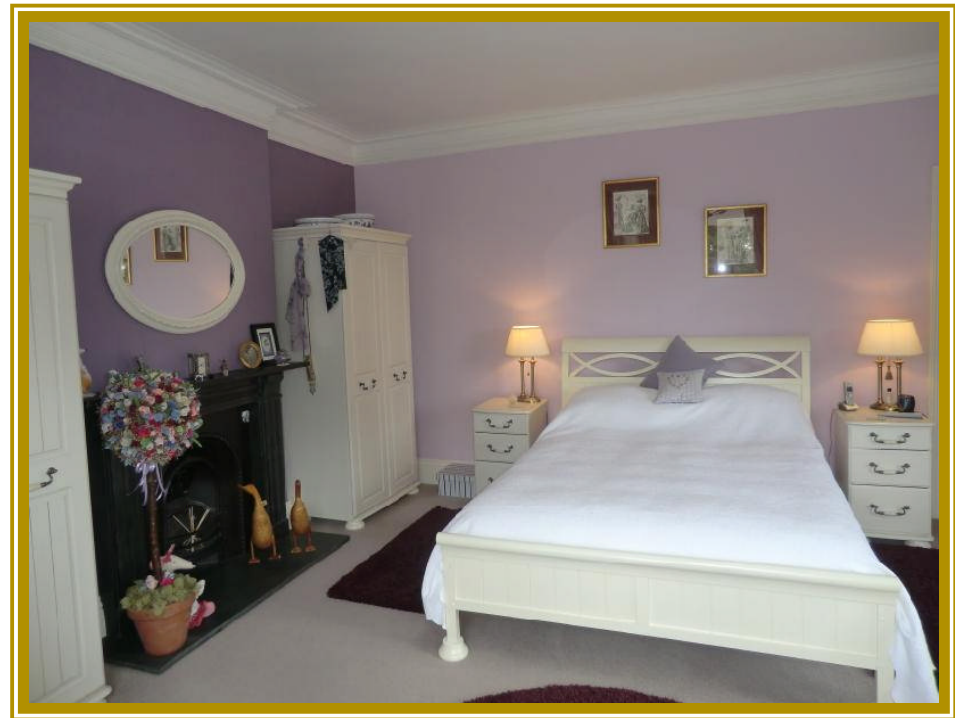




**Okehampton**  
**Price £565,000 Freehold**

**MILLER&SON**





A stunning seven bedroom period house, situated on the edge of town set down a private driveway and a short walk from Dartmoor. The property has been extensively refurbished in recent years by the current owners, sympathetically retaining many original features.

**Greywalls, 125 Station Road, Okehampton, Devon, EX20 1EH**  
**Price £565,000 Freehold**

Sympathetically and delightfully restored and refurbished, providing a high quality finish throughout, yet managing to obtain many original features such as picture rails, coving, moulded cornices and several period fireplaces. The spacious living accommodation is spread over four floors, although there is a separate independent access to the lower ground floor, which could offer potential for an annexe or letting unit for a dependent relative or secondary income (subject to planning permission).

The house is one of three located in a sheltered position within easy walking distance of Dartmoor National Park, and the Granite Way cycle path is also nearby. The town centre itself is a 15 minute walk and offers a comprehensive range of schooling, shopping, banking and leisure facilities with the charming Simmons Park offering pretty river walks. There is a modern swimming pool and leisure centre, along with a nearby golf course which is highly regarded. The Cathedral City of Exeter is approximately 22 miles distant and offers a more comprehensive retail and commerce centre as well as road, rail and air links.

There are landscaped gardens to three sides of the property, which extends to approximately 0.64 of an acre, off road parking and a timber garage. On the far side of the drive is a further substantial area of garden with generous level lawns, mature flower and shrub beds and borders with a spacious summerhouse. From this area of garden a path and steps lead down to a further coppice area of woodland with pleasant paths and seating areas.

**FEATURES AT A GLANCE**

Beautifully Restored  
Accommodation Over Four Floors  
Annexe Potential  
Large Private Garden with Summerhouse  
Private Location  
Seven Bedrooms  
Two Reception Rooms  
Three Bathrooms  
Two Cloakrooms  
Two Kitchens  
Wine Cellar  
Garage and Off Road Parking

**MILLER&SON**

**ACCOMMODATION (All dimensions are approximate)**

Two granite steps lead up to an arched doorway with original bell pull and full wooden panelled door with a window above leads into:

**ENTRANCE PORCH:**

Stripped wooden flooring. Arched part glass window to the side of the property. A further wooden panelled door with leaded glass inserts and window above to:

**ENTRANCE HALLWAY:**

Turned staircase to the first floor with original balustrade and oak newel posts with original carved acorn detailing on top. Picture rails. Coving. High skirting boards. Wooden panelled doors to all rooms and a part glazed door down to the lower ground floor with original wood panelling above. Radiator.

**LIVING ROOM:**

5.46m (17'11") into recess x 4.04m (13'3")

Large wooden bay sash windows overlooking the front of the property and a further sash window to the side. Two radiators. Aerial points. Chimney breast with inset cast iron working fireplace, with decorative tiled inlay, wooden surround and mantle set on a slate hearth. High ceiling with highly decorative coving, cornicing and picture rail.

**KITCHEN:**

4.27m (14') x 4.04m (13'3") into recess.

Wooden sash window to the rear of the property. A range of high quality contemporary base and eye level units with solid butchers block work surface above and inset gas hob. Inset oven. Integrated fridge, freezer and dishwasher. Decorative tiled splashbacks. Coved ceiling and picture rail. Aerial point. Original bell system. Composite one and a half bowl sink and drainer unit with mixer tap above. Vinyl flooring. Matching island unit with integrated storage and wine rack. Lighting and uplighting in recesses. Large archway opening up into the dining room. Sliding panelled doors with original detail and runners. Electricity meter.

**DINING ROOM:**

5.36m (17'7") excluding bay x 4.27m (14')

Accessed either from the large sliding doors from the kitchen or from the inner hallway. Large bay with wooden sash windows to the side of the property with wooden panel detailing below and wooden sash window to the rear of the property. Coving and picture rail. High level skirting. Aerial point. Chimney breast with inset working fireplace with wooden surround and tiled back on a tiled hearth.

**CLOAKROOM:**

Arched obscure window to the side of the property. High level wc with inset sink into the wall which is believed to be from an old train with cupboard below. Vinyl flooring. From the inner hallway, a part glazed, part wooden panelled door leads to an original stripped oak turning staircase down to the lower ground floor with original balustrade and oak newel posts with acorn detailing on top. A shelf at the half landing and the original bell pull system (although not operational).

**LOWER GROUND FLOOR:****INNER HALLWAY:**

Terracotta tiled flooring. Large space under stairs for further storage. Doors to kitchen, storage room, utility room, workshop and shower room. A wooden panelled door with single glazed panel into:

**KITCHEN:**

5.05m (16'7") x 3.78m (12'5") excluding bay.

Large bay with wooden sash windows to the front of the property and built-in seat with storage below. Tiled flooring. A range of country style units with wood effect butchers block work surface over. Space for fridge. Fully tiled fireplace recess, housing Stanley cooker with bressummer beam above. Coving. Space for free standing electric cooker with tiled splashback. High level skirting. Aerial Point. Wooden panelled door with latch lock leads into:

**STORAGE ROOM:**

2.5m x 1.98m (8'2" x 6'6")

Currently used as a wine cellar and former coal house of the property. High level small wooden window to the side. Original stone flooring and walls.

**UTILITY ROOM:**

4.22m x 4.06m (13'10" x 13'4")

Wooden panelled door with latch lock. Large wooden sash window to the rear of the property. Gas meter. Space for washing machine and tumble dryer x 2. Wooden base level unit with roll edge work surface over. Double ceramic sink with swan neck mixer tap above. Space and plumbing for dishwasher. Valliant boiler. Extractor fan. Radiator. Original fireplace inset into chimney and original clothes washing copper with wooden top.

Wooden half glazed door to outside where a path leads to a storage shed and continues around to the front of the property.

New wooden pine, half glazed door with wood panelling above leads into:



**GENTLEMENS WORK ROOM:**

3.91m x 2.5m (12'10" x 8'2")

Currently shelved.

**SHOWER ROOM:**

2.77m x 1.45m (9'1" x 4'9")

Accessed via panelled door with latch lock. Obscure window to the side of the property with wash hand basin. Low level wc. Radiator. Two steps running the entire width of the room lead up to a double shower with Mira electric shower and part tiled walls.

Wooden panelled doors also lead to a further storage cubicle.

From the entrance hallway on the ground floor, a turned staircase with oak banister and picture rail lead up to:

**FIRST FLOOR LANDING:**

Wooden panelled doors to all rooms. Radiator. Window to side of property. Stairs to the second floor.

**STUDY/BEDROOM 6:**

4.24m (13'11") x 2.54m (8'4") excluding cupboard.

Half obscured glazed wooden panelled door leads into the room. Wooden sash window to the rear. Victorian high level skirting. Picture rail. Coving. Cast iron fireplace into chimney breast. Full height built-in storage cupboard housing the hot water cylinder with the rest shelved and currently used as a linen cupboard. Radiator. Aerial point. Telephone point.

**BEDROOM 7:**

4.4m x 1.78m (14'5" x 5'10")

(Currently used as a dressing room). Sash window to the rear. Picture rail. Coving to ceiling. High level skirting. Radiator.

**BATHROOM 1:**

2.87m x 1.45m (9'5" x 4'9")

Obscure wooden window to the rear of the property. Coved ceiling. Suite comprising: Pedestal wash hand basin. Bath with mixer taps and shower attachment. Low level wc. High skirting boards. Part tiled walls. Chrome heated towel rail in keeping with the age of the property. Decoration above tiling. High level mirror along one wall. Wall globe lights. Vinyl flooring.

**BEDROOM 2:**

4.17m (13'8") x 3.35m (11') excluding bay.

Large wooden bay with sash windows overlooking the gardens to the front of the property with a further sash wooden window to the rear. Cast iron fireplace. Coving and picture rail. Radiator. Aerial point. High level skirting.

Wooden panelled door opens to three steps leading down to:

**BATHROOM 2:**

2.62m x 2m (8'7" x 6'7")

Two obscure arched windows. Fully tiled with marble effect tiles and inset decoration. Chrome heated towel rail/radiator. Heritage style suite comprising: Low level wc with storage to the side. Bath with mixer taps and shower attachment over. Pedestal wash hand basin set into storage area with cupboards below. Light above mirror.

**MASTER BEDROOM:**

5.54m (18'2") x 4.04m (13'3") excluding bay and into chimney recess.

Large bay with wooden sash windows overlooking the front of the property and a further sash window to the side. Two radiators. Aerial point. High level skirting. Coving and picture rail. Large cast iron fireplace with a slate surround, situated on a slate hearth.

From the first floor landing a turned staircase with oak banister lead to:

**SECOND FLOOR LANDING:**

Picture rail. Gallery balustrade. Hatch to boarded loft space with pull down ladder. Wooden panelled door with obscure glazed pane (and attractive surround) leads to:

**BEDROOM 3:**

4.14m x 4.1m (13'7" x 13'5")

Wooden sash window overlooking the garden to the front aspect and beyond to Simmons Park. One wall has been turned into a range of storage cupboards. Stripped oak wooden flooring. Sloped ceiling. Victorian high level skirting boards. Aerial point.

From the second floor landing, an open doorway leads into a small corridor with wooden panelled doors to remaining rooms.

**BEDROOM 5:**

4.47m x 3.38m (14'8" x 11'1")

Wooden casement window overlooking the rear garden. Stripped oak wooden flooring. Victorian skirting. Aerial point.

**CLOAKROOM:**

Pedestal wash hand basin. Low level wc. Part tiled walls. Attractive coving. Extractor fan. Vinyl flooring.

#### BEDROOM 4:

5.03m x 3.05m (16'6" x 10')

Accessed via an arched wooden panelled door. Wooden casement window overlooking the side garden. Sloped ceiling. Aerial point. Radiator. Stripped wooden oak flooring. Victorian skirting boards.

#### OUTSIDE:

#### PARKING AND GARAGE:

At the end of the driveway is a hardstanding area providing off road parking, alongside is a timber **OUTBUILDING** with two windows and double opening doors, which could provide further parking for two vehicles in tandem. Access can also be gained via a pedestrian door. Power and light are connected with the added benefit of an external tap.

The property is approached by a single track driveway which is bordered by established hedges to both sides, from where an iron gate opens onto a gravel and stepping stone pathway with wrought iron trellis and edged with mature shrubs. This path leads up to the front door. To one side of the path and to the front of the property is an area of lawned garden. To the side of the property is a spacious landscaped area with paths, period rose arches and a slate patio area with a low stone wall edging with integrated barbecue. From the front door the pathway becomes a solid path and slopes down to the back door of the property, where a large stone retaining wall is an impressive feature "which the rear garden is". On the far side of the driveway is an extensive level, lawned garden which is entirely bordered by mature shrubbing and has a timber summer house.

#### SUMMERHOUSE:

5.7m x 3.78m (18'8" x 12'5")

This room includes a "Sougland" stove which is situated in the corner of the room on a slate hearth with tiled splashbacks and flue, providing the summer with heating. Internally the timber has been painted with a stripped pine floor. Double opening French doors lead out onto a decked area, providing a nice seating area to appreciate the rest of the garden.

From this area of level lawn there is a further pathway which leads down to a coppice of woodland with very mature trees, paths, small feature bridge and seating area. There is also a stream that flows from this level into the woods.

#### LOCAL AUTHORITY:

West Devon Borough Council

#### COUNCIL TAX BAND: E

**SERVICES:** Mains electricity, water, drainage and gas (to be confirmed).

#### VIEWING:

Strictly through the vendors agents, Okehampton Office, Church Chambers, 26 Fore Street, Okehampton, Devon, EX20 1AN.

Tel: **01837 54080.**

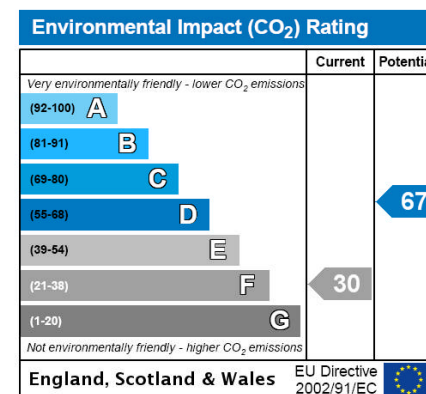
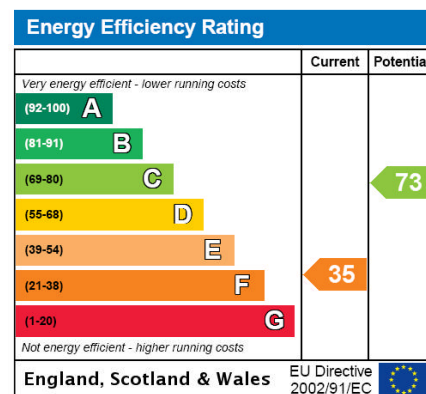
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#### EPC:



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