



West of 

1 Oak Cottage

Lyson, Nr Kenton £650,000

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Located in the wonderful rural hamlet of Lyson, just to the rear of the village of Kenton sits 1 Oak Cottage, a beautifully presented four bedroom property. A unique modern property that enjoys views over the surrounding rolling South Devon countryside and is within easy reach of the coast and beaches, the wonderful Dartmoor national park and cathedral city of Exeter. The superb house offers light and highly spacious accommodation with solid oak doors, and quality kitchen and bathrooms. Outside the property offers a large block paved parking/turning area leading to a double garage, two private courtyard garden areas, wine cellar and wood store - plus a large garden. Chain Free. A viewing is highly recommended.

Wonderful and unique rural property | Four double bedrooms | Magnificent living room with wonderful countryside views | Modern kitchen/breakfast room leading to a large dining/sitting room | Utility room and cloakroom | Master bedroom with en-suite | Modern bathroom | Ample parking/turning area leading to large double garage | Two courtyard garden areas and large lawned garden | Chain Free

LOCATION

The property sits in the lovely hamlet of Lyson to the rear outskirts of the village of Kenton tucked away below the Haldon Forest hills. The beautiful Cathedral city of Exeter is a short drive away with an extensive range of shops, bars, restaurants and the historical Quay. The A38 and M5 motorway are easily accessed and Exeter Airport which is under 10 miles away. Located conveniently for trips to Dartmoor, Exmoor, the Devon countryside and coastline. The village of Kenton and the adjoining Powderham Castle estate are both well-served by local amenities including a primary school, community centre, village shop, restaurants, wonderful vineyard and a church. Plus a local train link is available from the nearby estuary village of Starcross.

PROPERTY DETAILS:

APPROACH

Composite front door to entrance porch. Outside lighting.

ENTRANCE PORCH

Useful entrance porch with coat hanging space. Quality wood effect laminate flooring. Recess spotlights. Part glazed quality oak door to dining/sitting room area.

OPEN PLAN KITCHEN/BREAKFAST & DINING/SITTING ROOM

28' 0" x 19' 4" (8.53m x 5.89m) (max) Wonderful open plan room featuring:

KITCHEN/BREAKFAST ROOM AREA

15' 7" x 9' 9" (4.75m x 2.97m) Bright double aspect room with Upvc double glazed windows to front and side aspect offering wonderful views over the surrounding countryside. Modern fitted kitchen with excellent range of base, wall and drawer units in a high gloss cream finish. Worktop with matching upstand and inset composite sink. Integral appliances include; eye-level Bosch electric double oven and microwave, fridge and freezer, dishwasher. Matching central island with integral five ring induction hob with modern stainless steel and glass cooker hood over, plus breakfast bar area and drawers under. Radiator. Recess spotlights. Door to large storage cupboard complete with hot water tank. Opening through to.....

DINING/SITTING ROOM AREA:

19' 4" x 17' 4" (5.89m x 5.28m) Wonderful spacious room with Upvc double glazed window to rear aspect with outlook over the courtyard garden. Feature fireplace opening with polished tile hearth and fitted wood burning stove, and large heavy mantle shelf over. Feature tiled alcove. Matching quality



wood laminate flooring. Radiator. TV point. Part glazed quality oak doors to living room and utility room.

UTILITY ROOM

11' 5" x 11' 7" (3.48m x 3.53m) (narrowing to 3'1" (0.91m) Useful L shape room with matching fitted worktop with matching upstand and inset sink with matching base unit under in high gloss cream finish. Space and plumbing for washing machine and dryer. Two Velux ceiling windows and part glazed Upvc door to courtyard garden. Matching quality wood effect laminate flooring. Radiator. Recess spotlights. Extractor fan. Quality oak door to cloakroom.

CLOAKROOM

Modern white suite with low level w.c. and pedestal hand wash basin. Part tiled walls. Matching quality wood effect laminate flooring. Recess spotlights. Extractor fan.

LIVING ROOM

27' 1" x 20' 9" (8.25m x 6.32m) (max) Wonderful bright living room with Upvc double glazed window to front aspect with outlook over fields and countryside, Upvc double glazed french doors and windows to rear aspect overlooking a private courtyard area and a large atrium ceiling window. Two radiators. Understair recess. Stairs to first floor. TV and telephone points. Door to large storage cupboard.

FIRST FLOOR

STAIRS/LANDING

Stairs from living room to first floor landing. Hatch to loft space. Recess spotlights. Radiator. Doors to bedrooms and bathroom.

BEDROOM 1

16' 2" x 13' 1" (4.93m x 3.99m) Large master bedroom with Upvc double glazed window to front aspect with outlook over surrounding fields and countryside. Two radiators. TV and telephone points. Mirror doors to large walk-in wardrobe complete with hanging rail and shelving system, plus power point. Door to en-suite.

EN-SUITE

8' 6" x 3' 8" (2.59m x 1.12m) Modern white suite comprising; low level w.c., pedestal hand wash and glass sliding door to large tiled shower enclosure with mixer shower and large fixed head and further handset. Quality wood effect laminate flooring. Fully tiled walls. Wall mounted sensor control wall mirror. Extractor fan. Chrome ladder style radiator. Recess spotlights.

BEDROOM 2

14' 8" x 13' 7" (4.47m x 4.14m) Further spacious double bedroom with Upvc double glazed window to rear aspect with outlook over the courtyard garden. Radiator. TV and telephone points.

BEDROOM 3

17' 9" x 10' 6" (5.41m x 3.2m) Further spacious double aspect double bedroom with Upvc double glazed windows to front and rear aspect. Radiator. TV point.

BEDROOM 4

13' 9" x 6' 7" (4.19m x 2.01m) Good sized fourth bedroom with Upvc double glazed window to front aspect with outlook over surrounding fields and countryside. Radiator. TV point. Door to large storage cupboard. Door to further over stair deep storage cupboard.

BATHROOM

11' 5" x 5' 5" (3.48m x 1.65m) (max) Attractive fully tiled bathroom with Upvc double glazed window to side aspect with deep sill. Modern white suite comprising; low level w.c., hand wash basin set in vanity unit with drawer under, and bath with tiled surround, glass screen and mixer shower with large fixed shower head and further handset. Wall mounted sensor control mirror. Quality wood effect laminate flooring. Chrome ladder style radiator. Recess spotlights. Extractor fan.

OUTSIDE

FRONT

Front garden area laid to lawn and edged with wrought iron fencing and hedgerow. Extensive block paved driveway/turning area offering parking for a number of vehicles leading to a detached double garage.

DOUBLE GARAGE

18' 7" x 17' 0" (5.66m x 5.18m) Twin roller doors to large double garage.

GARDENS

A real feature of the property is the wonderful outside space it has to offer with a large garden to the side edged by trees and hedgerow, plus to the rear of the property is an attractive high walled block paved mediterranean style courtyard garden. Gravel pathway leads through to a wood store and further enclosed gravelled courtyard garden with power point - perfect for a hot tub! Leading off from the block paved courtyard is a door to a wonderful wine store complete with shelving.

AGENTS NOTES

The property is Freehold.

Council Tax Band: ? - Teignbridge District Council

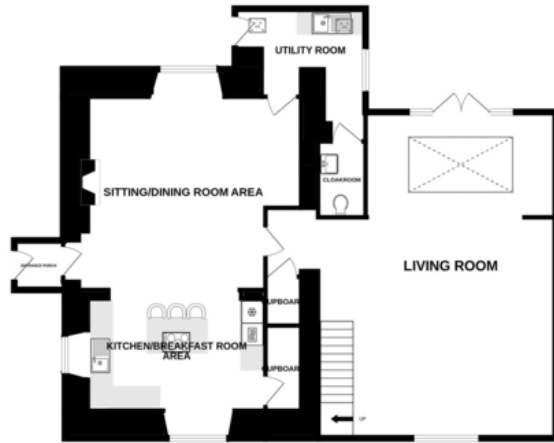
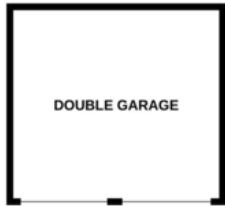
The heating and hot water are supplied by a District Biomass system.

Mains water supply and septic tank located in paddock across the lane.

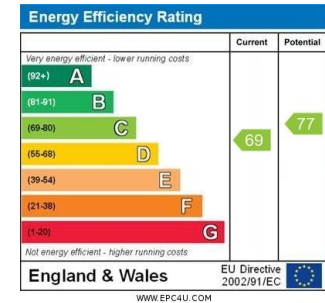


GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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