



**Flat 2, Beechcroft, 76 Station Road, EX20 1EH**

Guide Price **£260,000**

## Flat 2

Beechcroft, Okehampton

- Stunning ground floor apartment (133 sqm/1432 sqft)
- Period features & high ceilings
- Short walk to train station & town centre
- Private courtyard & shared gardens
- 2 Large double bedrooms plus basement bedrooms
- Parking for 1 plus guest parking
- Sun room overlooking the courtyard
- Bespoke kitchen with Aga
- Large lounge/diner with bay windows
- No onward chain

A ground floor apartment set within an impressive Victorian Gothic mansion, one of just five properties in the building, and located within easy reach of Exeter now that the rail connection is in regular use. The building itself has a strong presence, and this apartment reflects that character inside, with high ceilings, large windows and a notable sense of light throughout. The apartment benefits from a private non shared entrance and a much larger than average size at 133sqm (1432sqft).

The main living space is a combined lounge and dining room, where a wide bay window looks out over the garden. Oak flooring runs underfoot, adding warmth to a room that already feels generous in scale. The kitchen is fitted with bespoke cream units, solid wood worktops and a Belfast sink, along with a gas-fired Aga and integrated slimline dishwasher.





It's a practical layout that suits everyday use while staying in keeping with the style of the property. There are two bedrooms, both large doubles. The principal bedroom is particularly spacious, with oak flooring, built-in storage and another large bay window. The second bedroom also benefits from fitted storage.

A distinctive feature of the apartment is the lower ground level, accessed internally via original granite steps. Here, two substantial rooms and a WC are arranged around a light well, allowing natural light in. This space offers flexibility—whether for storage, workspace, a gym, cinema room or occasional additional accommodation.

Back on the ground floor, a sun room or potential 3rd guest room overlooks a private courtyard garden with raised beds, a perfect little sun trap to enjoy outdoor dining & privacy with a door leading out to the wider grounds. The property includes parking for one vehicle, along with additional guest parking, and comes with a one-fifth share of the freehold.

Overall, this is a home with real presence and individuality—far removed from a typical flat—combining period architecture with practical living space in a well-connected setting.

Leasehold information: The new owners will enjoy a 5th share of the freehold with no ground rent to pay. There is a charge of £100.00 per month per flat that includes upkeep of the garden, insurance and accountancy and associated costs for the self management company.

Please see the floorplan for room sizes.



Current Council Tax: Band A - West Devon 2026/27 -

£1,857.38

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Stone

Listed: No

Conservation Area: Yes

Tenure: Leasehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

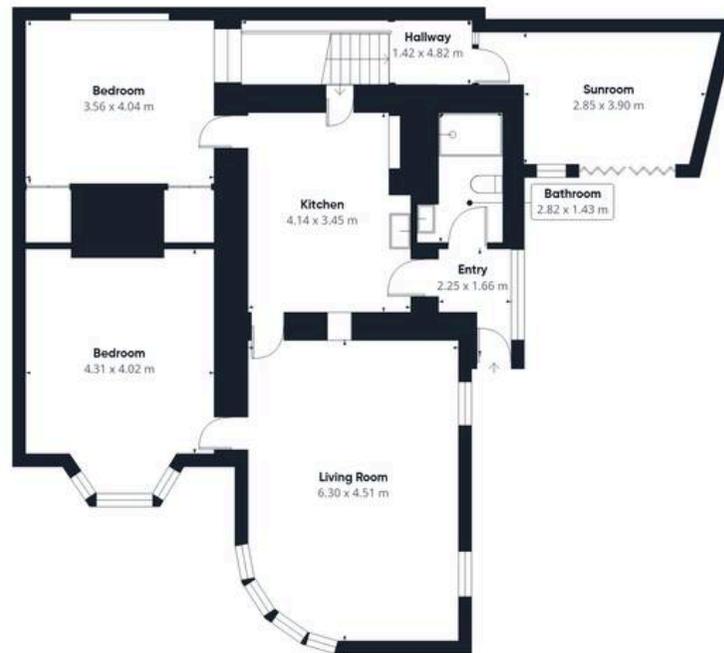
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Floor -1

Approximate total area<sup>(1)</sup>  
133.1 m<sup>2</sup>



Floor 0



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



We're informed by the seller that the property is leasehold. Buyers should confirm the remaining term, ground rent, service charge and any review or management fees with their conveyancer. Buyers should also confirm any restrictions on alterations, subletting or use with their conveyancer. We're informed by the seller that the property has shared use of the communal gardens & grounds. Buyers should confirm maintenance responsibilities, rights of use and any associated costs with their conveyancer.

**DIRECTIONS :** From Okehampton High Street, at the lights take a left turn onto George Street and then a right turn onto Station Road. Continue up Station Road where it will fork left at the water fountain. Beechcroft can be found on the right side of the road marked with a Helmores board.

For Sat Nav: EX20 1EH

What3Words: [:///dressy.staked.lifestyle](#)





## Helmores

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