

**STAGS**

Tawside House



# Tawside House

Sticklepath, Okehampton, EX20 2NR

Okehampton 4 Miles Exeter 20 Miles A30 4 Miles

- Spacious Reception Rooms
- 6 Bedrooms
- 3 Bathrooms & Shower Room
- Gardens Approx 0.8 Acre
- Bordered by River Taw
- Double Garage & Driveway Parking
- Oil Central Heating

**Guide price £735,000**

## SITUATION

Tawside House occupies a delightful setting on the borders of the villages of Sticklepath and South Zeal. The village of Sticklepath has a good range of local services including post office/stores, two public houses and within the village is the Finch Foundry museum, a National Trust Property. The nearby village of South Zeal provides a local primary school, together with its own range of services and amenities. The A30 can be easily accessed at nearby Whiddon Down or Okehampton and provides a direct link with the cathedral and university city of Exeter some 20 miles distant, with its M5 motorway, main line rail and international air connections. Regular bus services operate through Sticklepath, providing links with Okehampton and Exeter.

Okehampton offers a good range of local shops and services, together with three supermarkets (including a Waitrose), modern hospital, cinema and leisure centre. The town has schooling from infant to A-level standard. From the property there is easy access to various paths which lead up onto the open moor with many opportunities for riding, walking and outdoor pursuits. The nearby Skaigh Valley is particularly picturesque.

## DESCRIPTION

Tawside House is believed to date from around 1900, and was once part of the Wood Estate. The property itself is presented in excellent order throughout offering spacious and light accommodation, ideal as a comfortable family home. The property benefits from oil fired central heating. The gardens and ground are a particular feature being bordered by the River Taw, and well secluded by mature trees and the property's own area of woodland at rear.

## ACCOMMODATION

ENTRANCE PORCH: With patterned floor tiles, part glazed door to:

RECEPTION HALL: With stairs rising to first floor.

SITTING ROOM: With large Edwardian windows overlooking front garden. Fireplace having wood burning stove on slate hearth.



Distinctive detached residence within Dartmoor National Park, having grounds bordered by the River Taw.







**DINING ROOM:** Large Edwardian windows overlooking front garden, fireplace having woodburning stove on slate hearth.

**KITCHEN/BREAKFAST ROOM:** Attractively fitted with a range of light grey units with granite effect roll edge worksurfaces. Four ring ceramic hob and electric oven. Aga oil fired cooking range. French doors to decked patio area, walk-in LARDER with slate shelving, terracotta tiled floor.

**REAR LOBBY:** With CLOAKROOM.

**RECEPTION ROOM:** Having original functioning Mistletoe cast iron range. Cupboard to alcove at side.

**STUDY:** Suitable as a home office or small library, door from hall.

**UTILITY ROOM:** Double drainer stainless sink, Worcester oil fired central heating boiler. Work surface with cupboards and drawer's under, space and plumbing for appliances, tiled floor.

**FIRST FLOOR LANDING.**

**BEDROOM 1:** Window overlooking front gardens, cast iron and tiled fireplace.

**BEDROOM 2:** Deep bay window overlooking driveway and gardens.

**BEDROOM 3:** Bay window to front, decorative cast iron and tiled fireplace.

**BEDROOM 4:** Window to side, cast iron fireplace.

**BATHROOM:** Panelled bath with Victorian style mixer shower attachment. Tiled splash backing. Vanity wash basin, low level WC. Shower cubicle with Mira sport shower unit. Heated towel rail. Cast iron fireplace.

**BATHROOM 2:** Large fully tiled shower with mixer shower fitment, vanity wash basin, low level WC. Large wall mirror.

**SECOND FLOOR LANDING:** With access to under eaves storage.

**BEDROOM 5:** Window with moorland views.

**BEDROOM 6:** Window overlooking gardens.

**PLAY ROOM:** With two velux double glazed roof lights.

**BATHROOM 3:** Panelled bath with Victorian style mixer shower fitment, tiled splash backing. Wash basin, low level WC. Heated towel rack, storage cupboard and under eaves storage.

## OUTSIDE

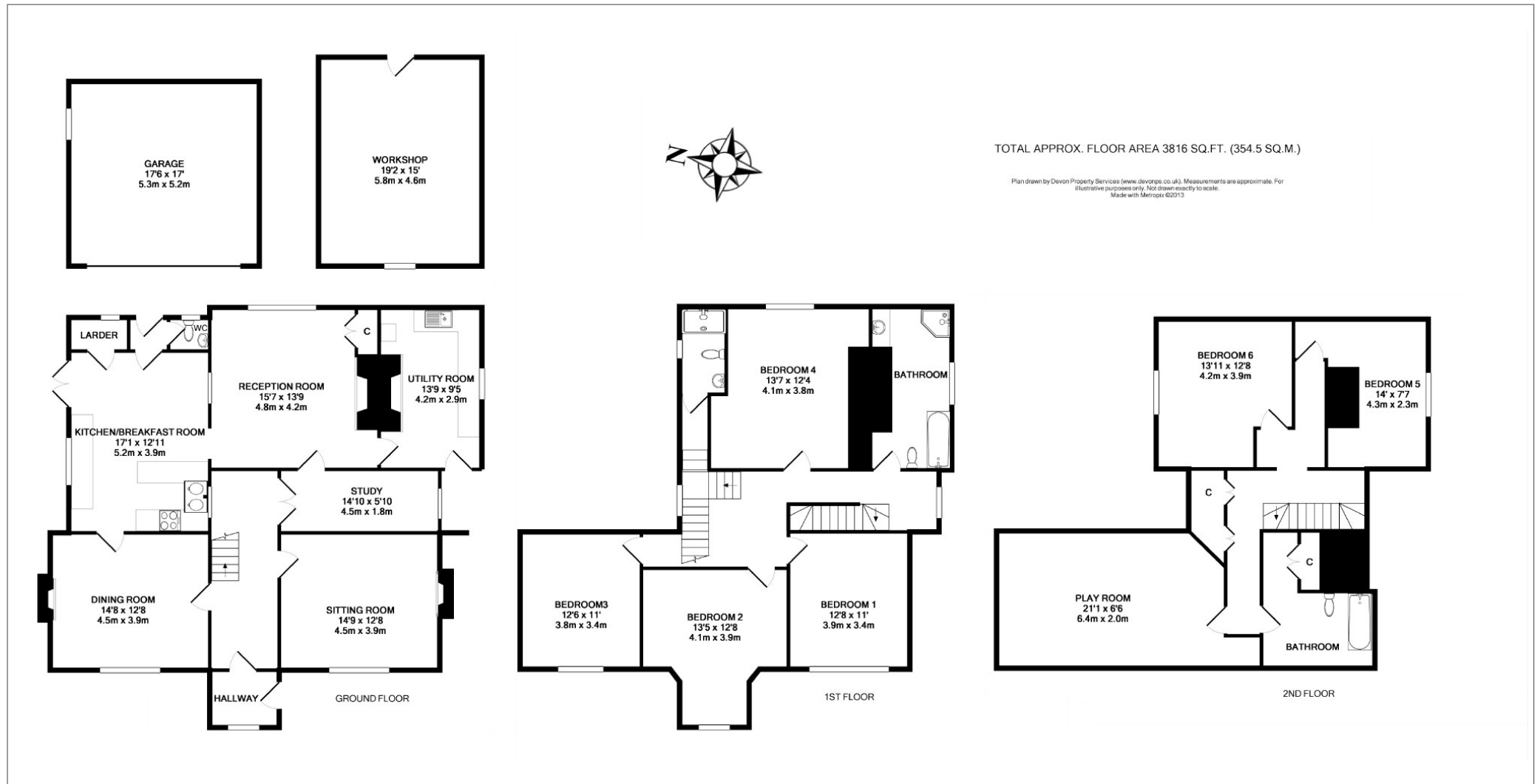
From the road a timber five bar gate gives access to a gravelled driveway which sweeps around to the front of the house with further side parking area and access to a DETACHED DOUBLE GARAGE with power and light connected. Up and over door. Above the garage is a WORKSHOP/POTENTIAL OFFICE with workbench, power connected. To the front of the house across the driveway is a good sized area of lawn, bordered by mature trees and conifers with shrubs and roses and being bordered by the River Taw. Side garden, again laid to lawn, bordered by the river with mature trees including apple trees and fruit bushes. Large timber decked patio providing a delightful sitting out area overlooking the gardens and river. Rear lawn with adjoining area of woodland. TIMBER SHED, rear gravelled pathway with outside light. Steps up to a further area to the rear of the garage, with STORE SHED and OIL STORAGE TANK. Access to room above the garage. The gardens and grounds total approximately 0.8 of an acre.

## DIRECTIONAL NOTE

From Okehampton proceed out of the town in an easterly direction as if towards Exeter. Do not join the A30 dual carriageway but proceed over the flyover and follow the road into the village of Sticklepath. Proceed through the village before taking the left hand turning for South Zeal and the entrance to the property will be found almost immediately upon the left hand side.

## SERVICES

Mains electricity, water and drainage.



These particulars are a guide only and should not be relied upon for any purpose.



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