



STAGS

Oak End - Lot 1

Oak End - Lot 1

Wildwoods Lane, Marldon, TQ3 1RS

Torbay and Coast 2 miles Torquay 4 miles Totnes 5 miles

- Four double bedrooms, one single bedroom
- Living/dining room
- Well fitted kitchen
- Double garages
- Equestrian facilities
- Land of approximately 7.9 acres

Guide price £550,000

SITUATION

The location of Oak End is set in a gloriously elevated position with magnificent views over the countryside and Dartmoor beyond.

DESCRIPTION

Oak End is a detached bungalow, principally cavity block externally rendered with some stonework under a concrete interlocking tiled roof with adjoining double garage. uPVC double glazed windows.

ACCOMMODATION

The internal accommodation is well laid out with entrance hallway with parquet flooring, storage cupboards. L-shaped living/dining room with open fire, stone surround and marble hearth and mantle. A pair of double sliding patio doors leading to the patio with magnificent open countryside views and Dartmoor beyond. Dining area has sliding patio doors to southerly patio beyond.

Kitchen with door to rear garden. Well equipped with comprehensive range of floor and eye level units, stainless steel sink unit. Inset 4-ring De Dietrich induction hob. Plumbing for washing machine and dishwasher. Tumble dryer



A rare opportunity to create a unique and contemporary home with some splendid views in a convenient location.





space. Oil fired Grant central heating boiler which serves domestic hot water also. Door connects to the hallway. Four double bedrooms and one single bedroom. Two bedrooms are double prospect. The family bathroom is well presented with low level WC, wash hand basin, vanity unit and corner Airbath Jacuzzi bath with shower. The inner landing has storage cupboards and access to roof space. Shower room.

OUTSIDE

Adjoining double garage with electric up and over doors. Rear door off garage. Separate WC and wood store. To the rear of the house are substantial paved patio area. Steps leading up to the garden which has mature banks with shrubs and areas of level lawn.

Beyond lies the mature woodland, principally deciduous with native species including Oak and Scots Pine. Separate oil tank, Stable yard with excellent equestrian facilities including 6 stables and a tack room staff rest area. Constructed of block under concrete tiled roof and substantial concrete yard. There are 3 acres of pasture land.

SERVICES

Mains electricity, mains water and private drainage.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234

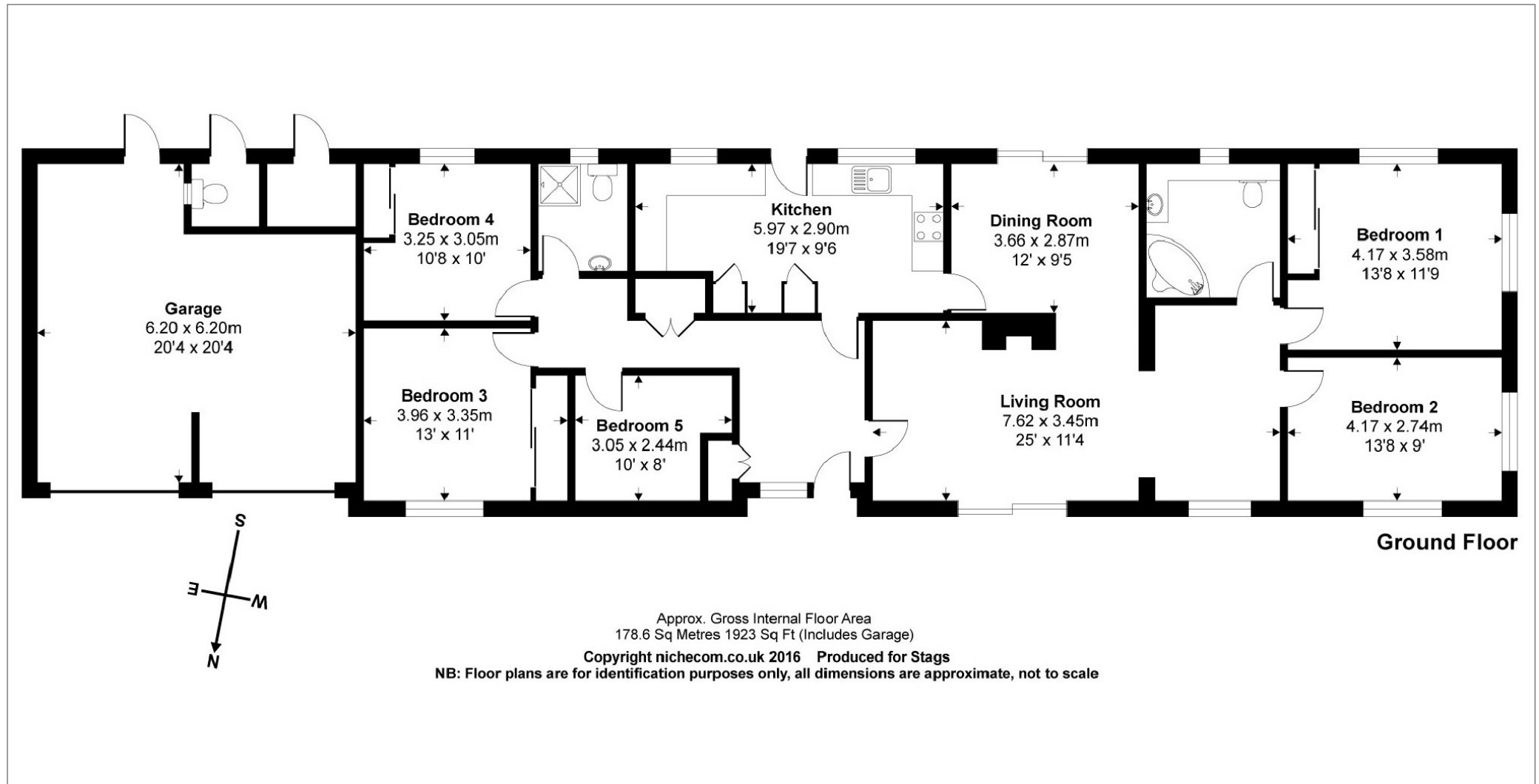
VIEWING

Strictly by prior appointment with Stags Totnes property office on 01803 865454

DIRECTIONS

From Totnes proceed on the A385 towards Paignton. After approximate 1 mile turn left towards Berry Pomeroy. Proceed through the village towards Marldon. Upon reaching the village of Marldon Turn first left into Wildwoods Lane, continue down the lane and Oak End is the first property on the left hand side.





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



Stags
 The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
 Tel: 01803 865454
 totnes@stags.co.uk

