Howes Estates

Residential Sales & Lettings

# Ankridge House, North Tawton, Devon, EX20 2DW

## Price guide £850,000

## Property Description

**A Country House with 8 Acres of Land and Outbuildings**

Howes Estates are proud to offer this substantial four bedroom detached country house, situated in approximately eight acres of grounds with outbuildings, surrounded by glorious Devon countryside, beautiful views and no near neighbours.

Offered in superb condition throughout, the property benefits from having three character filled reception rooms, a large kitchen/breakfast room, a utility room, ground floor shower room and a store room.

The first floor benefits from having four double bedrooms, two of which having en-suite facilities and a family bathroom.

Further features include a double garage that could easily be converted into an annex if required (STP), a 18m x 11m well constructed barn/workshop, a further 13m x 16m storage barn, beautifully maintained private gardens, two ring fenced meadow fields totalling approximately 8 acres and a good-sized poly tunnel with productive vegetable beds to the side.

Property of this nature, situated within such an idyllic, rural setting, yet only 20 miles from the Cathedral City of Exeter are very rare to the local market and Howes Estates recommends an internal inspection to fully appreciate the property and surroundings.

## Local Area

Ankridge House is situated just a few miles north of the small, working town of North Tawton. Facilities include: a church, Post Office (with banking facilities for most banks), a good primary school and nursery, mini-market (open late daily), butchers, pet grooming shop, cafe, gift shop/haberdashery, four public houses, holistic care centre, pharmacy, dental and medical practices, veterinary surgery, hairdressers, public car park, excellent take-away as well as an award winning fish & chip shop. The Town Hall is a venue for amateur dramatics, WI and exercise groups etc. For the sporty, there are rugby, football and cricket clubs, bowls, pilates, badminton and societies including scouts, guides, youth clubs.
Okehampton lies approximately 6 miles to the west of North Tawton, offering a more comprehensive range of facilities, supermarkets including Waitrose, independent shops and secondary education.

## Accommodation

A tree lined private drive leads to double five-bar gates, opening to a hard standing parking area.

### Entrance Porch

With uPVC double glazed French doors leading onto a period door with beautiful stained glass opening to:

### Reception Hall 4.28m x 2.18m (14'0" x 7'1")

A welcoming reception hall, having travertine tiled flooring, carpeted staircase with carved handrail & balustrades, radiator, telephone point and double power socket.

### Reception Room One 4.79m x 4.27m (15'8" x 14'0")

Having travertine tiled flooring, period style double glazed window with fitted wooden shutters, large period inglenook fireplace with inset wood burning stove, exposed ceiling timber beams, radiator, television & telephone points and various double power sockets.

### Reception Room Two 4.28m x 3.62m (14'0" x 11'10")

With fitted carpet, fitted book shelves, feature cast iron period fireplace, period style double glazed window with wooden shutters, radiator, telephone point and various double power sockets.

### Reception Room Three 4.35m x 4.01m (14'3" x 13'1")

Having travertine tiled flooring, twin period style double glazed windows with wooden shutters, large inglenook fireplace with inset wood burning stove, radiator, TV & FM point and various double power sockets.

### Kitchen/Breakfast Room 6.76m x 4.10m (22'2" x 13'5")

Beautifully presented with a range of matching oak storage cupboards & drawers, rolled edge work surfaces with inset ceramic sink & drainer with mixer tap, travertine tiled surrounds and Florentine natural stone laid flooring having the benefit of under floor heating. Further features include, an oil fired Rayburn, a built in double electric oven & grill with gas hob & extractor over, built in fridge, built in dishwasher, larder store, TV & FM point, ample double power sockets, dual aspect period style double glazed windows, French doors to the rear and further door to the side.

### Utility Room 2.78m x 2.28m (9'1" x 7'5")
With matching wall/base storage cupboards, rolled edge work surface area, inset 11/2 bowl sink/drainer with mixer tap, travertine tiled splashbacks, double glazed window, space & plumbing for a washing machine, space for other white goods, radiator, double power sockets and Florentine natural stone flooring.

### Shower Room 2.73m x 1.44m (8'11" x 4'8")
Having a fully tiled shower cubicle with mains fitted shower & glazed screen, low level w.c, pedestal wash hand basin, bidet, heated towel rail, tiled walls, obscured glass double glazed window, extractor fan and Florentine natural stone flooring.

### Store Room 4.72m x 2.40m (15'5" x 7'10")
A good-sized room having slate tiled flooring, double power sockets, obscured glass window and door leading to an external covered porch providing access to the rear door to the garage.

### Rising To The First Floor
The staircase from the reception hall leads up to a carpeted landing with radiator, power socket and telephone point.

### Bedroom One 4.37m x 4.19m (14'4" x 13'8")
Having a fitted carpet, period style double glazed window with wood shutters, radiator, TV & FM point and various double power sockets.

### En-suite 4.37m x 2.45m (14'4" x 8'0")
A very good-sized en-suite having a free standing roll-top bath with period taps, a fully tiled shower cubicle with mains fitted shower & glazed screen door, pedestal wash hand basin, low level w.c, bidet, shelved airing cupboard, heated towel rail, radiator, obscured glass double glazed window, Velux window, exposed beams, tiled walls and exposed floor boards.

### Bedroom Two 4.69m x 4.15m (15'4" x 13'7")
Having dual aspect period style double glazed windows with wooden shutters, quality fitted hardwood flooring, radiator, various double power sockets and TV & FM point.

### En-suite 3.02m x 1.94m (9'10" x 6'4")
Beautifully presented, having a fully tiled shower cubicle with mains fitted shower and glazed screen, low level w.c, wash hand basin with vanity storage beneath, bidet, heated towel rail, lit mirror with electric shaver point, extractor fan, airing cupboard, easy to maintain laminate floor and double glazed window.

### Bedroom Three 4.35m x 3.71m (14'3" x 12'2")
With fitted carpet, feature cast iron fireplace, period style window with wood shutters, radiator, various double power sockets and TV & FM point.

### Bedroom Four 4.42m x 4.02m (14'6" x 13'2")
Having twin period style double glazed windows with wood shutters, fitted carpet, radiator, various double power sockets, TV & FM point.

### Bathroom 3.24m x 2.49m (10'7" x 8'2")
Having a panelled bath with mixer/shower taps, fully tiled shower cubicle with mains fitted shower and glazed screen door, low level w.c, pedestal wash hand basin, heated towel rail, extractor fan, period style double glazed window with wood shutters and wood laminate flooring.

### Double Garage 7.74m x 5.64m (25'4" x 18'6")
Good-sized and double skinned, having twin up & over doors, fitted power, light and plumbing, making the garage an ideal opportunity for conversion into separate accommodation if required (STP).

### Barn 18.21m x 11.04m (59'8" x 36'2")
Built in recent years, being of steel frame construction with block walls and timber cladding set on a concrete base. Further benefits include large metal sliding doors, numerous power points and fitted lights.

### Machinery Store 16.7m x 13.8m (54'9" x 45'3")
Timber framed with corrugated sheet walls and roofing.

### Land
The property benefits from having two ring fenced/tree lined versatile pasture fields totalling approximately 8 acres.

### Gardens
The property has the benefit of being surrounded beautifully maintained, private gardens being mainly laid to lawn with mature trees, hedges and planting areas. The gardens also benefit from having a sunny aspect paved/gravelled patio area for Alfresco dining and BBQ's and a well constructed storage shed with solid base, private seating area.

### Poly tunnel & Vegatable Plot
Located in one of the pasture fields is a fenced area containing a good-sized well constructed poly tunnel with productive vegetable plot to the side.

### Services
Mains electricity
Mains & private water supply
Private Drainage
Council Tax Band 'F'

Tenure
Freehold

The property is not listed.

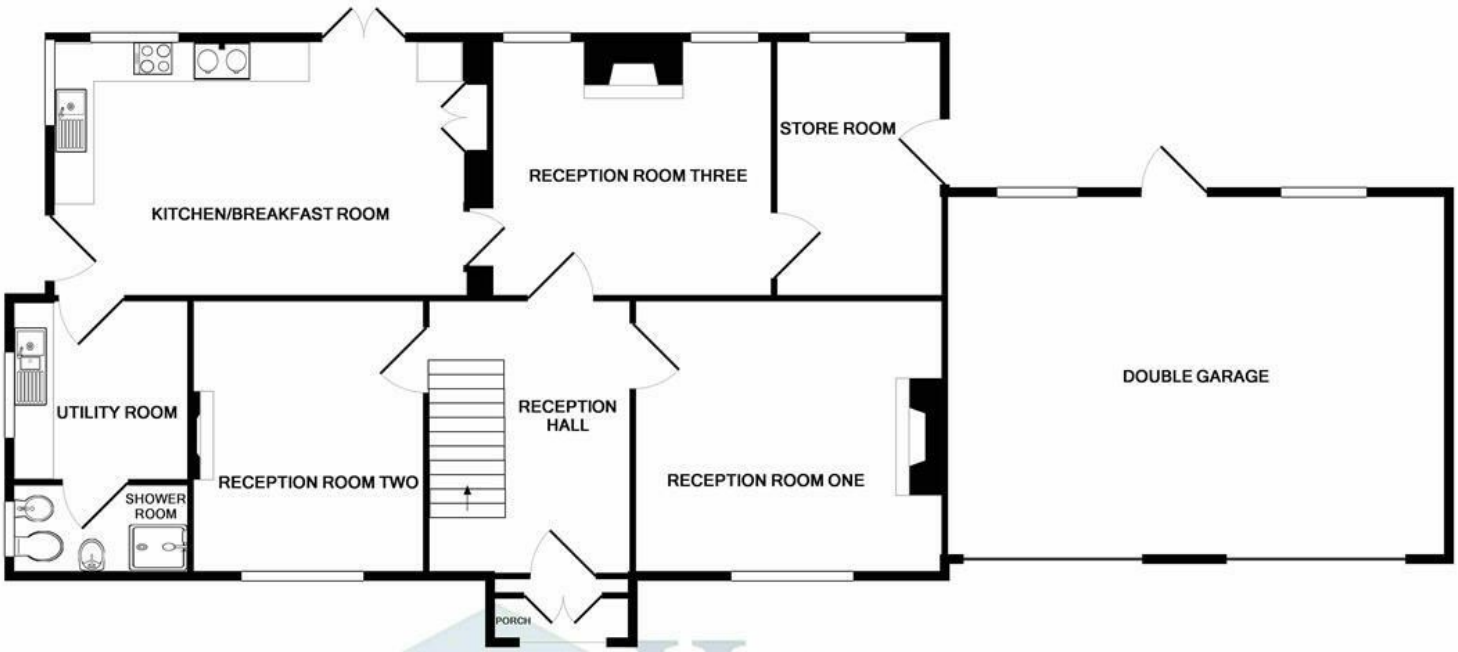
Agents Note:
The Agent notes that neither wide angle lenses or photo editing software were used in the production of these details. The agent recommends that potential purchasers book an appointment to view in order to fully appreciate all aspects of the property.

Viewing
To make an appointment to view this property please contact Howes Estates on 01837 83393

Consumer Protection from Unfair Trading Regulation
As the sellers agents we are not surveyors or conveyancing experts & as such we cannot & do not comment on the condition of the property, any apparatus, equipment, fixtures and fittings, or services or issues relating to the title or other legal issues that may affect the property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. You are advised to check the availability of any property before travelling any distance to view.

## Directions

From the Winkleigh office drop down to the main road and turn right onto the the A3124 and then onto the B3220. Travel onward for approximately 4 miles. At Taw bridge cross turn right signposted North Tawton. Turn Right into the private driveway signposted Ankridge House.




GROUND FLOOR
APPROX. FLOOR
AREA 1739 SQ.FT.
(161.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2944 SQ.FT. (273.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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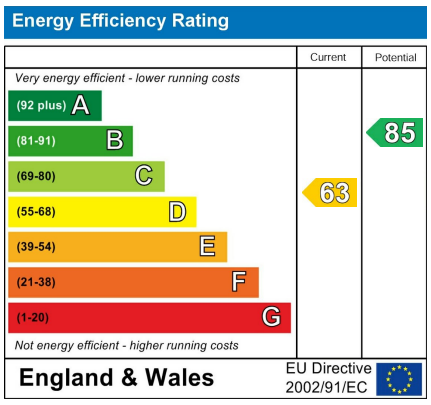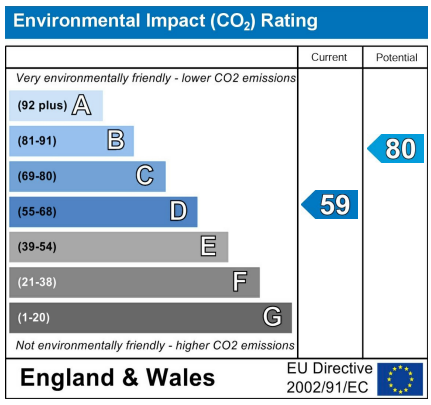
1ST FLOOR
APPROX. FLOOR
AREA 1205 SQ.FT.
(111.9 SQ.M.)