



  
mansbridgebalment

BROADWOODKELLY O.I.E.O £375,000









# **THE LAURELS**

**Broadwoodkelly, Winkleigh EX19 8ED**

*Extremely well presented and refurbished attached property  
near the centre of this peaceful Devon village*

Four Bedrooms - One Ensuite

Three Reception Rooms & Garden Room

Dual Aspect Kitchen/Breakfast Room

Mature Private Garden

Garage



**O.I.E.O £375,000**



**Unit 17 Charter Place,  
Red Lion Yard,  
Okehampton,  
Devon,  
EX20 1HN**

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### **SITUATION AND DESCRIPTION**

The property is situated near the centre of the quiet and peaceful Devon village of Broadwoodkelly with immediate access to the surrounding countryside.

The towns of Winkleigh with good village school, shops amenities and the town of North Tawton are 2 miles and 4 miles respectively, with the former market town of Okehampton approximately 8 miles to the South and 20 miles to the east, the Cathedral City of Exeter. There is a local bus service to Exeter and Okehampton and Eggesford Station is approximately 5 miles away on the Barnstaple to Exeter line. Intercity high speed trains operate from Exeter St David to London (Paddington), the Midlands and the North of England. There is also a growing number of flights to UK and International destinations from Exeter airport.

Believed to have originally been two cottages, The Laurels which has been completely refurbished and extended by the current owners, now offers extremely well presented accommodation arranged over two levels with a delightful mature and private garden to the rear. In brief the accommodation comprises: three receptions, kitchen/ breakfast room, garden room, study and cloakroom. To the first floor there are four bedrooms, one with en suite and also a separate bathroom.

Outside to the rear is very private mature garden with southwest aspect and close to the property is a single garage. With the benefit of both central heating, night storage heating and very well presented both internally and externally this fine village property should appeal to a number of prospective purchasers.

### **ACCOMMODATION**

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves. The accommodation, together with approximate room sizes, is as follows:

Level access with solid oak door leads to:

#### **ENTRANCE PORCH**

Window to side; slate tiles; multi-panelled door leading to:

#### **SITTING ROOM**

15' 0" x 11' 1" (4.58m x 3.39m) maximum

Window to front; brick fireplace with slate hearth housing gas fire; staircase to first floor; television point; radiator.

Doors to:

#### **DINING ROOM**

15' 3" x 7' 11" (4.65m x 2.43m)

Window to front; internal window with borrowed light from kitchen; television point; radiator; door to:

#### **LOUNGE**

16' 7" x 11' 1" (5.07m x 3.38m)

Dual aspect; television point; night storage heater; radiator.







#### INNER HALLWAY

Night storage heater; doors to:

#### KITCHEN/BREAKFAST ROOM

21' 3" x 6' 10" (6.49m x 2.10m)

Dual aspect overlooking garden; range of floor and wall mounted units under roll top worksurfaces; one and a half bowl ceramic sink with mixer tap; built-in eye level electric double oven; electric hob with hood and extractor fan over; appliance space with plumbing for dishwasher and automatic washing machine; appliance space for upright fridge/freezer; radiator.

#### STUDY

6' 9" x 5' 1" (2.08m x 1.55m)

Window overlooking garden room; radiator; television point. Door to:

#### CLOAKROOM

Obscure window to side; low level WC; wash handbasin.

#### GARDEN ROOM

12' 10" x 8' 8" (3.92m x 2.65m)

Delightful south west facing room overlooking the garden; radiator.

Returning to sitting room where staircase leads to first floor.

#### FIRST FLOOR:

#### LANDING

Hatch to loft; window to rear overlooking the garden; doors to:

#### BEDROOM TWO

Window to rear with garden and rural views; built-in wardrobes; storage heater.

#### BEDROOM THREE

11' 6" x 9' 7" (3.51m x 2.93m)

Window to front; built-in cupboard; radiator.

#### BEDROOM FOUR

10' 6" x 6' 1" (3.21m x 1.86m)

Window to front; radiator.

#### MASTER BEDROOM

12' 0" x 11' 9" (3.67m x 3.60m)

Dual aspect with views over garden and countryside; built-in wardrobes; radiator.

#### ENSUITE

8' 4" x 4' 3" (2.55m x 1.32m)

Window to rear; white suite comprising wash handbasin with vanity cupboard under, low level WC and bidet, fully tiled shower cubicle with electric shower; heated towel rail; part-tiled walls.

#### BATHROOM

7' 10" x 5' 6" (2.39m x 1.70m)

Window to rear; pedestal wash handbasin; low level WC; panel ended bath; part-tiled walls; airing cupboard housing hot water cylinder.







### OUTSIDE:

The property has level access from the village road to the property's main entrance.

To the rear is a delightful South West facing garden immaculately maintained and enclosed by mature hedging. The garden is laid predominantly to lawn with a variety of well stocked flowerbeds and borders. There are also two mature apple trees, two garden storage sheds, one with power and lighting connected. Adjoining the property's rear is a large paved patio with outside water tap connected.

A short distance from the property is a:

### **SINGLE GARAGE**

14' 7" x 11' 11" (4.45m x 3.64m)

Window to side; up and over garage door; power and lighting; telephone line connected; roof storage.

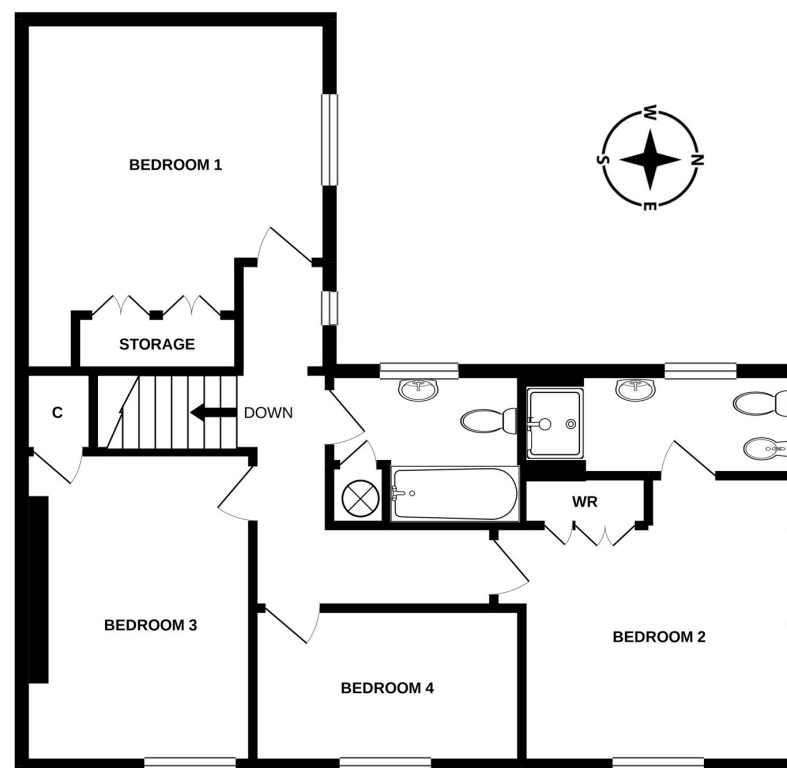




**GROUND FLOOR**  
806 sq.ft. (74.9 sq.m.) approx.



**1ST FLOOR**  
710 sq.ft. (65.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1516 sq.ft. (140.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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#### SERVICES

Mains electricity, mains water and private drainage. LPG central heating.

#### OUTGOINGS

We understand this property is in band 'D' for Council Tax purposes.

#### VIEWING

Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.

#### DIRECTIONS

From our offices in Okehampton follow the signpost for Crediton and North Tawton via the B3215. Prior to arrival at North Tawton turn left following the sign for Winkleigh on the A3124. Continue for approximately 4 miles, turning left at the signpost for Broadwoodkelly. Continue for approximately 1 mile to the village of Broadwoodkelly passing the church on your right. Continue following the road round a righthand bend where the property can be found on your lefthand side clearly defined by our Mansbridge Balment for sale board.



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