



mansbridgebalment

HIGHAMPTON

O.I.E.O £600,000



# ASHTON HOUSE

Canna Park, Highampton, EX21 5LR

A high specification detached house situated in this popular village, perfect for Bed & Breakfast potential or a large family home.

Detached Executive Property  
5 Double Bedrooms + 2 further Attic Rooms  
Extensive Garaging and Parking  
Gardens with Far Reaching Views

**Offers in Excess of £600,000**



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

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### SITUATION AND DESCRIPTION

This impressive high specification detached house is set within the heart of the popular Devon village of Highampton and offers any prospective purchaser an ideal family home or the opportunity for Bed & Breakfast.

The village of Highampton benefits from a Parish Church, Village Hall, popular Public House (The Golden Inn) and an extremely useful Post Office/General Store. A more comprehensive range of facilities can be found in the nearby small market town of Hatherleigh which is approximately 3 miles east and the larger town of Okehampton lies approximately 11 miles southeast. The market town of Holsworthy is 9.5 miles to the west and the coastal resorts of Bude and Widemouth Bay approximately 19 miles north.

Okehampton lies on the northern edge of Dartmoor National Park. It is approximately 30 miles from both the north and south Devon coasts. There are superb local beauty spots where one may enjoy walking, riding and fishing. The shopping area contains several banks and supermarkets as well as many interesting locally owned shops. Primary and secondary education is well catered for in local schools. The recreation ground and park contains, amongst other things, a covered heated swimming pool. Most sports are available including 18 hole golf course, squash courts, indoor rifle range and thriving rugby and soccer clubs.

A superb executive detached house built by a well respected builder with accommodation briefly comprising entrance hall; a well equipped kitchen/dining room with integrated appliances and electric and oil-fired Aga; dining room; sitting room; study; cloakroom; utility room and to the first floor are four double bedrooms, all with en suite bath/shower rooms and to the second floor are three large attic rooms which could easily be used as additional bedrooms. Attached to the property is a triple garage and to the front is a large gravelled driveway providing additional off-road parking for numerous vehicles with intercom and electronically and remotely operated gates. To the rear is a good sized enclosed level garden with countryside views. The property benefits from oil-fired underfloor heating to the ground floor, radiators to the first and second floors and towel rails to the bathroom and en suites. It also benefits from full double glazing, CCTV, Cat 5 network cabling and sockets to all rooms.

Each room is independently fire proofed. The property is presented to a very high standard, both internally and externally and viewing is highly recommended.

The property is a perfect family home and also well suited for Bed & Breakfast.



### 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:

Entrance door leading to:

#### **HALLWAY**

Slate floor; turning staircase to first floor landing; large decorative coving; telephone point with intercom system; downlighting; doors to:

## **CLOAKROOM**

Slate floor; obscure glazed window to side; low level WC; pedestal wash hand basin with part tiled surrounds; downlight lighting.

## **STUDY**

7' 11" x 6' 5" (2.43m x 1.97m)

Slate floor; windows to front and side; coving; TV; CAT 5 and telephone points.

## **UTILITY ROOM**

11' 6" x 6' 4" (3.51m x 1.95m)

Slate floor; window to side; central heating and hot water controls; appliance space for washing machine, tumble drier, etc.; fridge freezer; stainless steel sink unit with mixer tap; door to garage.

## **KITCHEN/DINING ROOM**

26' 9" x 12' 11" (8.17m x 3.95m)

Slate floor; An impressive well equipped kitchen with a large range of matching wall and floor mounted kitchen units; integrated dishwasher and fridge; electric and oil-fired Aga; sink and drainer unit; windows to all sides; several TV, CAT 5 and BT points with intercom system; french doors to garden; doors to:

## **DINING ROOM**

13' 4" x 12' 10" (4.07m x 3.93m)

Slate floor; French doors to rear; doors to sitting room and doorway returning to hallway; french doors to garden; ornate coved ceiling with chandelier and downlight lighting; TV, CAT 5 and BT points.

## **SITTING ROOM**

19' 11" x 14' 11" (6.08m x 4.57m)

Slate floor (carpeted over). A triple aspect room with french doors to rear and windows to front and side; ornate coved ceiling with ceiling rose; downlights; brick built fireplace with slate hearth; several TV, intercom system, CAT 5 and BT points.

## **FIRST FLOOR**

### **LANDING**

With intercom system; turning staircase to second floor; doors to:

### **BEDROOM ONE**

20' 0" x 12' 11" (6.1m x 3.95m) (max)

Double doors leading to balcony giving excellent views to surrounding countryside; TV, CAT 5 and BT points.

### **DRESSING ROOM**

9' 3" x 9' 1" (2.82m x 2.79m)

An extensive range of wardrobes and storage units; spotlight lighting.

### **EN SUITE BATHROOM**

12' 11" x 6' 4" (3.96m x 1.95m)

Obscure glazed window to rear; low level WC; pedestal wash hand basin; fully tiled shower cubicle with mains power shower fitted; large jacuzzi style bath; downlights; heated towel rail.

### **BEDROOM TWO**

14' 11" x 13' 1" (4.57m x 3.99m)

French doors leading to balcony giving excellent views to surrounding countryside; TV, CAT 5 and BT points; door to:

### **EN SUITE SHOWER ROOM**

11' 3" x 6' 4" (3.43m x 1.94m)

En suite WC; pedestal wash hand basin; shower cubicle with mains power shower. downlights.

### **BEDROOM THREE**

11' 7" x 10' 8" (3.54m x 3.26m)

Window to front; TV, CAT 5 and BT points; storage cupboard; downlights; door to:

### **EN SUITE SHOWER ROOM**

Obscure glazed window to front; low level WC; pedestal wash hand basin; curved closed shower cubicle with mains power shower fitted; heated towel rail; downlights.

### **BEDROOM FOUR**

19' 6" x 12' 7" (5.96m x 3.84m)

Window to side; TV, CAT 5 and BT points; downlights; door to:

### **EN SUITE SHOWER ROOM**

12' 5" x 8' 9" (3.79m x 2.68m)

Low level WC; pedestal wash hand basin; glazed shower cubicle with mains power shower fitted.

### **BATHROOM**

13' 0" x 6' 5" (3.97m x 1.98m)

Obscure glazed window to rear; low level WC; pedestal wash hand basin; large curved bath; fully tiled shower cubicle with mains power shower fitted.

## **SECOND FLOOR**

### **LANDING**

With window to rear giving impressive views to Dartmoor; doors to:

### **BEDROOM FIVE**

19' 8" x 12' 10" (6.0m x 3.93m)

Two dormer windows to front and rear elevations; radiator; downlights; TV, CAT 5 and BT points.

### **ATTIC ROOM ONE/BEDROOM SIX**

13' 0" x 12' 10" (3.98m x 3.92m)

With radiator and downlights; TV, CAT 5 and BT points.

### **ATTIC ROOM TWO/BEDROOM SEVEN**

12' 10" x 12' 7" (3.92m x 3.86m)

With radiator and downlights; TV, CAT 5 and BT points.

### **NOTE:**

Both attic rooms could be used as additional bedrooms or bathrooms.

## **OUTSIDE**

The front of the property is approached by ornate electrically and remotely controlled gates with intercom system giving access to a large gravelled driveway providing off-road parking for numerous cars and a TRIPLE GARAGE, split into two sections:

### **DOUBLE GARAGE**

19' 5" x 18' 1" (5.92m x 5.53m) Window to side; door to garden and vehicular doors.

### **SINGLE GARAGE**

19' 5" x 9' 5" (5.92m x 2.89m) Vehicular door and access through to double garage.

### **REAR GARDEN**

To the rear of the property is a pleasant level enclosed rear garden predominantly laid to lawn with some excellent views to the surrounding countryside.

## SERVICES

Mains water, electricity and mains drainage. Oil-fired central heating.

## OUTGOINGS

We understand this property is in Band E for Council Tax purposes, by verbal enquiry with West Devon Borough Council.

## VIEWINGS

Strictly by appointment with Mansbridge & Balment, Okehampton Office 01837 52371.

## DIRECTIONS

From Okehampton proceed out of the town in a northerly direction and use the A386 road to Hatherleigh. On the outskirts of Hatherleigh turn left at the mini-roundabout signposted Highampton. Follow this road into the village of Highampton. Upon entering the village, passing the Post Office on your left hand side and bear around to the left and follow the road for approximately 100 metres where the property will be found on the left hand side.

EPC Rating 66 Band D

O582



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*\* PL19, PL20, EX20*

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