



Trafalgar Close
Lewdown
Okehampton
EX20 4BS

Guide Price £770,000

- Stunning Detached Home
- Luxury Eco Efficient New Build
- 4/5 Bedroom 4 Bathrooms
- Open Plan Living
- 24 Solar Panels & Underfloor Heating
- Approximately 0.25 acre level plot
- Sought After Devon Village
- EPC A115



Tenure - Freehold

Council Tax Band - New
Build

Floor Area - 2120.49 sq ft



5



4



2



A10

DESCRIPTION

The whole ethos of this property is centered around the awareness of the environment and eco-friendly living.

From outside in, everything has been thought of, including RSPB approved hedgerows, rainwater harvesting to a 5000 litre underground tank, 24 solar panels with intelligent inverters, 10 kW battery storage and high levels of insulation. The mechanical ventilation and heat recovery system means fresh air is drawn in through the heat exchanger recovering more than 90% of heat from the extracted air. This clean warm air is then sent to the various areas of the house as required. This unit has filters to stop dust and can be fitted with extra fine filters for those with allergies. A highly efficient and quiet Mitsubishi Air Source Heat Pump provides heating and hot water.

With attractive square paned windows and a stone-faced front elevation, this picturesque house will welcome you into its front entrance porch and wide hallway. Porcelain tiles have been laid throughout the ground floor, with underfloor heating zoned to keep the desired temperatures, required throughout the year. A superb open plan living room provides ample space for a lounge and dining area. The main focus of this room are the bi-fold doors which lead onto a matching porcelain tiled patio, bringing the outdoors in, giving superb views over extensive level gardens and partial countryside views beyond. Also on the ground floor is the dining room/5th bedroom/study. An adjacent wet room and corridor, leads to a good sized utility room, with doors into the garage and rear garden. A dog legged staircase in the hall takes you to the first floor. A glass balustraded galleried landing gives access to the bedrooms and bathroom. The principal master suite has the benefit of a separate dressing room and an en-suite luxury fitted shower room. A further guest suite also boasts a luxury en-suite shower room and there are two further double bedrooms. All bedrooms enjoy views over the village, towards Dartmoor and Brentor, with gardens and countryside views to the rear. From the utility room a door leads into the integral garage which also houses the inverter and battery for the photovoltaic privately owned solar panels.

The versatile ground floor accommodation could easily be adapted for those with a dependent relative or teenager, potentially providing a generous ground floor double bedroom and adjacent wet room. The solid oak internal doors are building regulation approved wide doors and suitable for wheelchair access. Equally the ground floor bedroom could also be used as a hobbies room, study/home office or separate lounge.

Approached over a private road leading to the front entrance drive of the property, with extensive graveled off-road parking and level front lawn. There is an electric car charging point. A gate to either side of the house gives access to the rear gardens which are level and laid to lawn, bordered by RSPB approved hedgerows.

This unique home will appeal to the most discerning of purchasers. A tour around this house, with the agent, is advised in order to fully appreciate the sustainability that has been cleverly thought out by the seller.

LOCATION

Lewdown is well served by local amenities including a shop/post office, public house, primary school and active village hall, with a friendly Devon village community. The nearby village of Lifton has a popular village post office/store, doctors' surgery, filling station and renowned Strawberry Fields farm shop. Also famous for its country pursuits is the Arundel Arms Hotel and restaurant, with the Lifton Hall Hotel and restaurant and The Fox and Grapes Inn also providing food. Lewdown also offers good access to the market towns of Launceston, Okehampton and Tavistock where there are a larger range of amenities. The nearby A30 provides good road links west into Cornwall and east into Devon and Exeter. With its central location in rural Devon, Lewdown is well placed for walking, riding, sailing and other outdoor activities. Dartmoor National Park and the north and south coasts of Devon and Cornwall are all within easy reach. The 12th Century Church at Brentor is only 7 miles away, being one of the most iconic sights on Dartmoor. Lydford Gorge being the deepest gorge in the south west with its spectacular waterfall, is only 5.5 miles away.

THE ACCOMMODATION

(all measurements are approximate)

ENTRANCE PORCH

7'8" x 5'4" (2.36m x 1.63m)

Double aspect windows and half glazed front door. Porcelain tiles extend throughout the ground floor including the wet room. Door into;

ENTRANCE HALL

18'9" x 7'9" to main hall area. (5.74m x 2.37m to main hall area.)

Dog leg staircase rising to first floor, with deep understairs storage cupboard. Doors lead to Bedroom 5/Study, the wet room and the utility room.

Wide opening into;

OPEN PLAN LIVING/DINING & KITCHEN

30'8" x 15'5" (9.35m x 4.72m)

Stunning triple aspect windows, together with bi-fold doors onto rear patio terrace, overlooking the gardens with countryside views beyond. TV and HDMI points. Well designed lighting, with wall switch controls for table lamps. Simplistic Extraction units for heat recovery.

BEDROOM 5/STUDY

15'3" x 11'0" (4.65m x 3.36m)

Two windows to front. TV and HDMI points, positioned at both ends for choice of bed positioning. Wall switches for individual table lamps.



WET ROOM

11'1" x 5'10" max. (3.40m x 1.78m max.)

Opaque window to rear. Fitted with a luxury suite comprising low level WC, vanity wash basin with cupboards below, illuminated and demisting mirrored cabinet above. Mains fed shower with rainfall and detachable separate shower heads. Chrome heated towel rail. Tiling to water sensitive areas. Shaver points.

UTILITY ROOM

15'1" x 8'11" max. (4.61m x 2.73m max.)

Window to rear overlooking the gardens. Half glazed door to outside. PC Sum for kitchen includes utility room. Built-in airing cupboard housing hot water cylinder and smart controls. Integral door to garage. Door to rear covered porch area.

FIRST FLOOR LANDING

Galleried landing with glass balustrading and full height window to enjoy the extensive views. Built in storage/linen cupboard. Access to loft housing mechanical heat recovery unit. Doors leading to;

MASTER BEDROOM SUITE

14'7" x 13'3" (4.47m x 4.04m)

Two windows to front. TV and HDMI points. USB socket points. Door to;

DRESSING ROOM

7'8" x 6'6" (2.35m x 1.99m)

Opaque window to rear.

EN SUITE SHOWER ROOM

7'1" x 6'6" (2.16m x 1.99m)

Opaque window to rear. Luxury shower cubicle with sliding door and mains fed shower, with rainfall and separate detachable shower heads. Vanity wash basin with drawers below. Illuminated and demisting mirrored cabinet above. Shaver points. Chrome heated towel rail. Low level WC. Tiled floor. Tiling to water sensitive areas.

BEDROOM 2

10'8" x 10'8" (3.26m x 3.27m)

Window to front enjoying views over the front gardens and village centre. TV and HDMI points. USB sockets.

BEDROOM 3

13'4" x 9'8" (4.07m x 2.97m)

Two windows to front enjoying views over the front gardens and village centre. TV and HDMI points. USB sockets.

GUEST BEDROOM SUITE

11'8" x 10'7" (3.56m x 3.25m)

Window to rear overlooking the gardens and countryside beyond. TV and HDMI points. USB sockets. Door to;





Trafalgar Close, Lewdown, Okehampton, EX20 4BS

EN SUITE SHOWER ROOM

11'7" x 4'5" (3.55m x 1.36m)

Opaque window to side. Luxury suite comprising shower cubicle with sliding door, mains fed shower with rainfall and detachable separate shower heads. Low level WC. Ceramic vanity wash basin with cupboards below, illuminated and demisting mirrored cabinet above. Shaver points. Chrome heated towel rail. Tiled floor. Tiling to water sensitive areas.

FAMILY BATHROOM

9'3" x 8'5" (2.83m x 2.57m)

Opaque window to side. Luxury suite comprising shower cubicle with sliding doors, mains fed shower with rainfall and detachable separate shower heads. Modern bath with mixer tap. Low level WC. Vanity wash basin with drawers below. Illuminated and demisting mirrored cabinet above. Shaver points. Chrome heated towel rail. Tiled floor. Tiling to water sensitive areas.

OUTSIDE

Approached over a gravelled driveway leading to the;

INTEGRAL GARAGE

20'9" max x 11'5" (6.34m max x 3.50m)

Double aspect windows and half glazed door to rear gardens. Electric up and over door. Solar inverter and battery. Water tap and lighting.

Approached via a private road leading to the gravelled driveway providing ample off road parking for several vehicles. To the other side of the private road is a communal Bin Store area for Trafalgar Close only. Level lawns and gravelled paths to either side of the house leading to the rear gardens, which are extensively laid to lawn with RSPB approved hedgerows and Devon banks. A young Scots Pine Tree. Concealed underground is the 5000 litre rainwater storage tank, which can be used for toilets and washing machine if required. A rear canopy porch giving access into the utility room and rear of the garage. A Porcelain tiled patio provides extensive views and being the ideal spot for dining al fresco and entertaining. There is outside lighting and and to the rear a tap and Mitsubishi air source heat pump. Electric car charging point to front.

SERVICES

Air Source Heating. 24 Photovoltaic Solar Roof Panels, privately owned. Mechanical Heat Recovery System. Mains electricity, water and mains drainage. Rainwater harvesting via underground 5000 litre tank for toilets and washing machine if required. Full fibre broadband is connected. USB sockets in various locations. Hard wired fire alarm system. The heating system can be remotely accessed and controlled via an app.

AGENTS NOTE

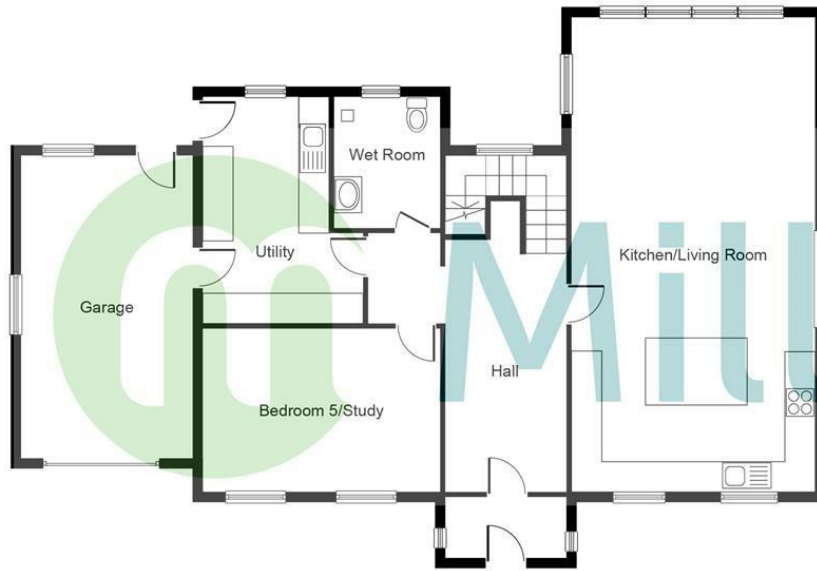
The property will be subject to an annual Management Charge, currently £100 per year to cover maintenance of the private road and communal areas.





Directions To Property

What3words; ///apes.package.prompts



Ground Floor



First Floor

PLEASE NOTE, THIS FLOOR PLAN IS INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. NO MEASUREMENT HAVE BEEN TAKEN AND IT IS NOT TO SCALE.
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Valuation Request



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		100	100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

