



Slate House

Bratton Clovelly, Okehampton

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Immaculately presented
- Built 2016 for the outstanding views
- Energy efficient and eco friendly
- 3 Bedrooms
- Underfloor heating
- Detached office/studio
- Parking for 2 cars
- Southerly aspect





Description

An immaculately presented modern property surrounded by rural charm while enjoying all the benefits of contemporary living. This excellent 21st century home has an abundance of natural light, open plan living space and glazed south elevation assuring the superb views are fully enjoyed.

The property is very energy efficient (EPC B) with air source energy providing underfloor heating to the ground floor and insulation values compliant to 2017 construction.

In brief the accommodation comprises, generous entrance hall; living room with wood burner stove and panoramic views; open plan kitchen/breakfast room with open access to dining area, a utility and cloakroom complete the ground floor. To the first floor are 3 bedrooms with ensuite to the principle bedroom which also has a balcony to enjoy the breath taking views. There is also a separate bathroom.

Outside the space has been fully utilized with a professionally created landscaped garden offering a good degree of privacy and low maintenance. The paved terrace is perfect for al fresco dining and seating areas are plentiful.

Within the garden is a purpose built home office/studio, high in specification and independent from the main residence. To the rear an adjoining there is off road parking for 2 cars.

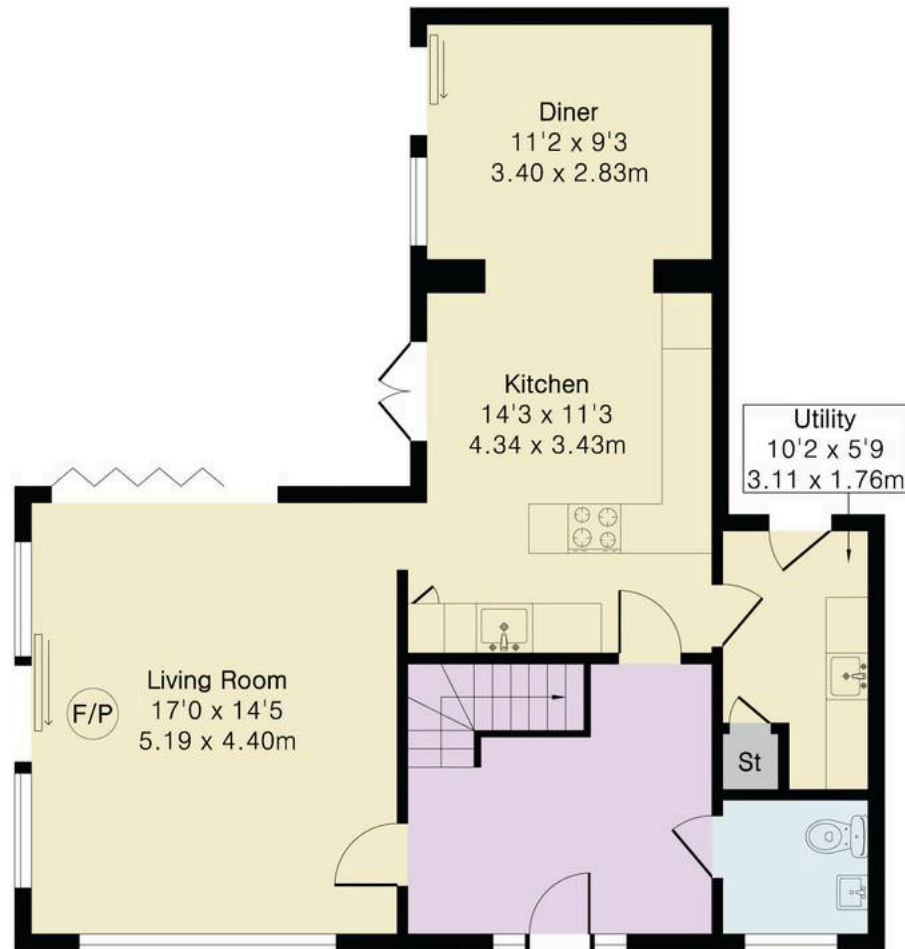
This is a beautiful future proofed modern property in a desirable location which requires viewing to be appreciated.

**Approximate Gross Internal Area 1448 sq ft - 134 sq m
(Excluding Outbuilding)**

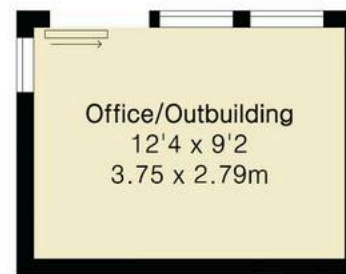
Ground Floor Area 768 sq ft – 71 sq m

First Floor Area 680 sq ft – 63 sq m

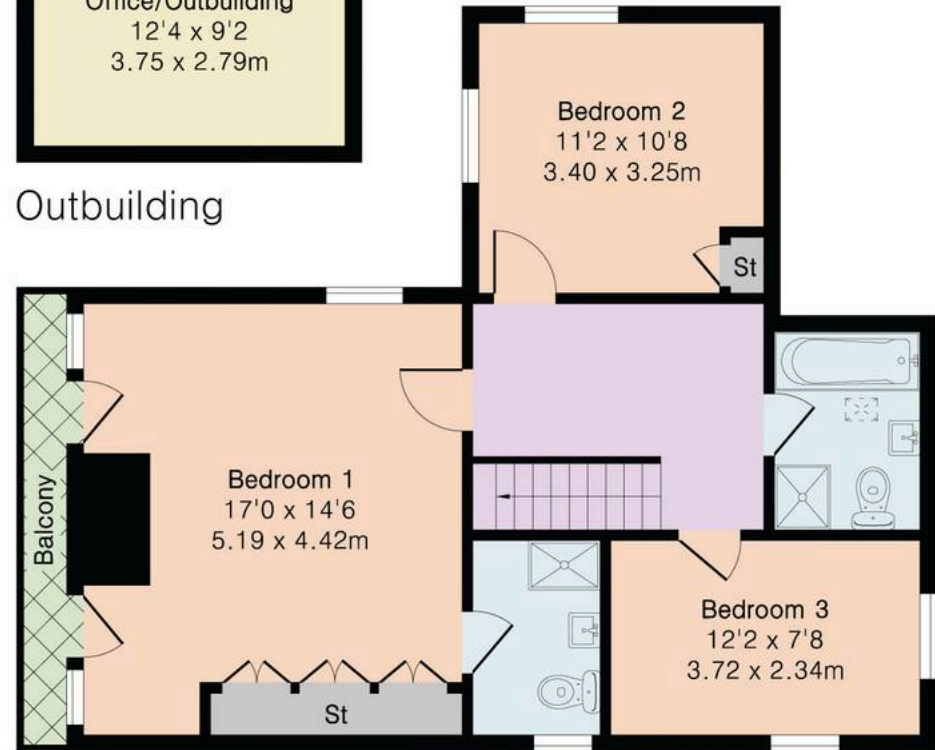
Outbuilding Area 113 sq ft – 10 sq m



Ground Floor



Outbuilding



First Floor









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