

Sold prior to auction

Property: Crickerton, Buckfastleigh

Guide price: £650,000

Auction date: Wednesday 11th July 2012, 6pm

First time sale of impressive family home

Wood's Estate Agents & Auctioneers' Distinctive Homes division is delighted to announce the sale prior to public auction of Crickerton, a substantial and impressive family home in a superb rural location within Dartmoor National Park, just outside the town of Buckfastleigh.



Designed by a local firm of architects and built in 1954 to a high specification, Crickerton occupies a heavenly south westerly position in the rolling South Devon countryside and boasts stunning views to open moorland across its extensive gardens and grounds of around 3.33 acres.

Sold by the family it was built for, Crickerton has been sold for the very first time prior to its auction, which was due to take place on Wednesday 11th July 2012 at Buckfastleigh's Rugby and Sports Pavilion, next to the property.

In need of some updating and modernisation, the house is entered via a solid wood front door, which leads into an entrance porch and the large entrance hall with stairs, a cloaks cupboard, cloak room, pantry and an under stairs storage cupboard. The 24' x 14'5" lounge is a triple aspect room with a bay window and superb views, hard wood flooring, ceiling beams and an open fireplace with brick surround. The dining room is accessed via the hallway or an arch from the living room and the breakfast room, with its bay window, leads into the conservatory. The kitchen is fitted with a range of cupboards, display units and drawers as well as a Belfast sink and an oil fired

double Aga. The utility room, off the kitchen, is also fitted with units and a Belfast sink and in the study is an open fireplace and French windows leading to a patio and the gardens.

Off the landing is the 16'9" x 12' master bedroom - a triple aspect room with stunning views across the gardens and surrounding countryside - and a dressing room with fitted wardrobes. Two of the remaining four double bedrooms are double aspect with built-in wardrobes and the other two have south facing views. One of the bathrooms is fitted with a four piece suite while the other comes with a separate WC.



Outside, a private drive leads from a lane through the grounds to an extensive parking and garage area. There is a covered yard/ garage and a garage. The house and gardens stand within a paddock known as Marl Park, which extends to around 3.33 acres. To the south of Crickerton are extensive vegetable and soft fruit gardens. The main gardens lie to the south west of the property and gently slope away from the terrace and conservatory. At the bottom of the garden is a stand of trees and to the north of the house is a fenced hard tennis court.

Nick Wood, auctioneer, said: "Crickerton is a substantial and impressive house with plenty of downstairs living space, five first floor bedrooms and two bathrooms in a beautiful location with outstanding views and acres of land and gardens."

For a no obligation valuation or to discuss entering your property for sale by auction, pop into Wood's Totnes office or call Wood's Distinctive Homes on 01803 866336.

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Photographs are available from bubblepr@mac.com

For further information: Samantha Boshier, Bubble PR, 01869 248524, bubblepr@mac.com