



YEARNSWELL
O.I.R.O £550,000

Versatile 4 Bed Detached Bungalow in Approx 3.5 Acres
EXBOURNE

MILLER TOWN & COUNTRY
exp UK



- » Detached 4 Bedroom Bungalow
- » 3.5 Acres of Pasture and Gardens
- » Useful Range of Outbuildings
- » Situated on Fringe of Village
- » Close to Amenities
- » Easy Access to Okehampton and Exeter

The Property

Nestled just outside the picturesque village of Exbourne, this exceptional 4 bed detached bungalow presents a unique opportunity for those seeking a spacious home with significant land and versatile outbuildings. Set within approximately 3.5 acres, the property offers a blend of comfortable living, equestrian potential, and ample space for hobbies or small-scale farming. The bungalow itself boasts a highly adaptable layout. Currently configured as a 4 bedroom residence, it was previously arranged as a 2 bedroom home with an adjoining 1 bedroom annexe, demonstrating its inherent flexibility to suit various family needs or provide independent living for relatives. The accommodation includes a well appointed kitchen, a practical utility room, and a welcoming living room, providing comfortable spaces for daily life. With two bathrooms, convenience is assured.



Outside

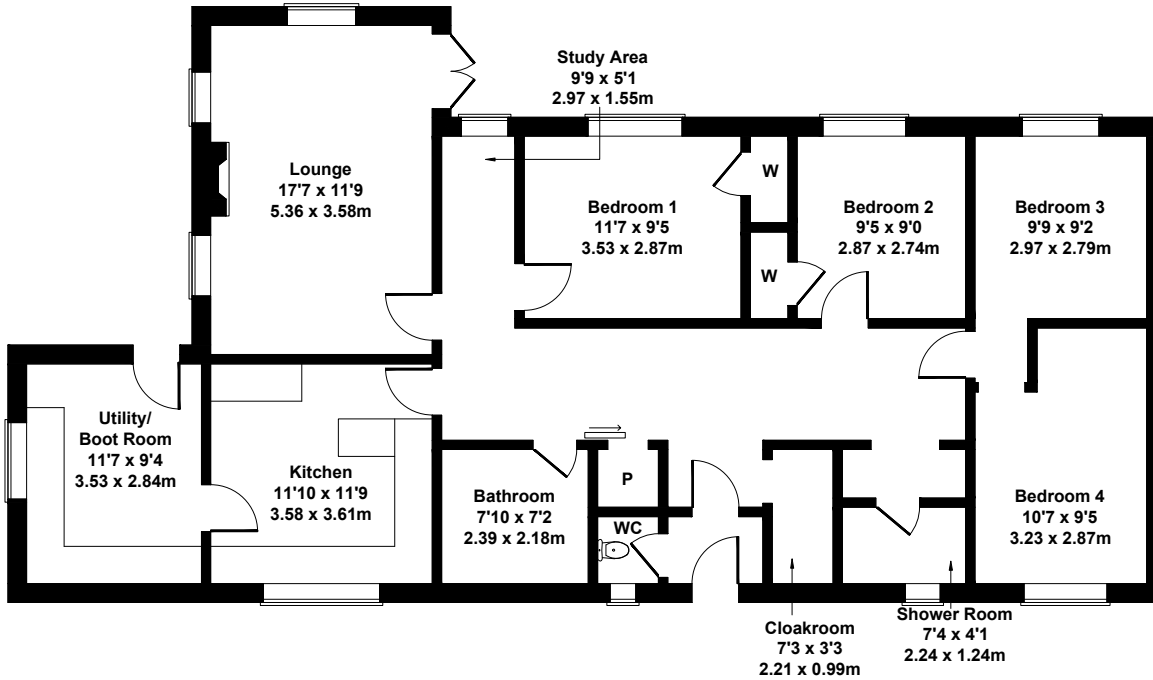
Externally, the property truly shines. The generous gardens provide a beautiful setting & views, offering space for gardening enthusiasts, with polytunnel, potting shed and greenhouses. Extensive range of outbuildings include two robust block-built garages, ideal for vehicle storage or workshops. Towards the rear, a substantial pasture paddock and field shelter offers excellent grazing for small livestock or horses, appealing to those with equestrian interests or a desire for a more self-sufficient lifestyle.





Yearnswell

Approximate Gross Internal Area
1381 sq ft - 128 sq m



Not to Scale. Produced by The Plan Portal 2026
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Location

Location is key, and this property benefits from an enviable position. Exbourne village itself offers a friendly community atmosphere with essential amenities including a general store, a charming cafe, a primary school, a traditional pub, and a church. For broader services and secondary schooling, the larger towns of Hatherleigh, North Tawton, and Okehampton are all within easy reach. Okehampton also provides convenient rail links and direct access to the A30, connecting you effortlessly to the wider region. This property truly offers the best of rural living with excellent connectivity and local conveniences.

KEY INFORMATION

- 4 Bedrooms
- 2 Bathrooms
- 1 Reception Room
- Parking for numerous vehicles & 2 single garages
- Not Listed
- Heating: Oil central heating
- Utilities: Mains electric and water. Private drainage.
- Restrictions: None known
- Easements, Wayleaves: None known
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: D (58)
- Council Tax Band: D
- Tenure: Freehold
- Broadband: FTTC *Per Ofcom
- Mobile Signal: Variable to good. *Per Ofcom
- Not suitable for wheelchair users.

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1837 54080 | okehampton@millertc.co.uk

www.millertc.co.uk

Jacob's Pool House, 11 West Street,
Okehampton, Devon, EX20 1HQ



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

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