



SOUTH TAWTON
OFFERS OVER **£375,000**

Character Cottage Overlooking the Church w/ Garden & Parking

 3 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: N/A





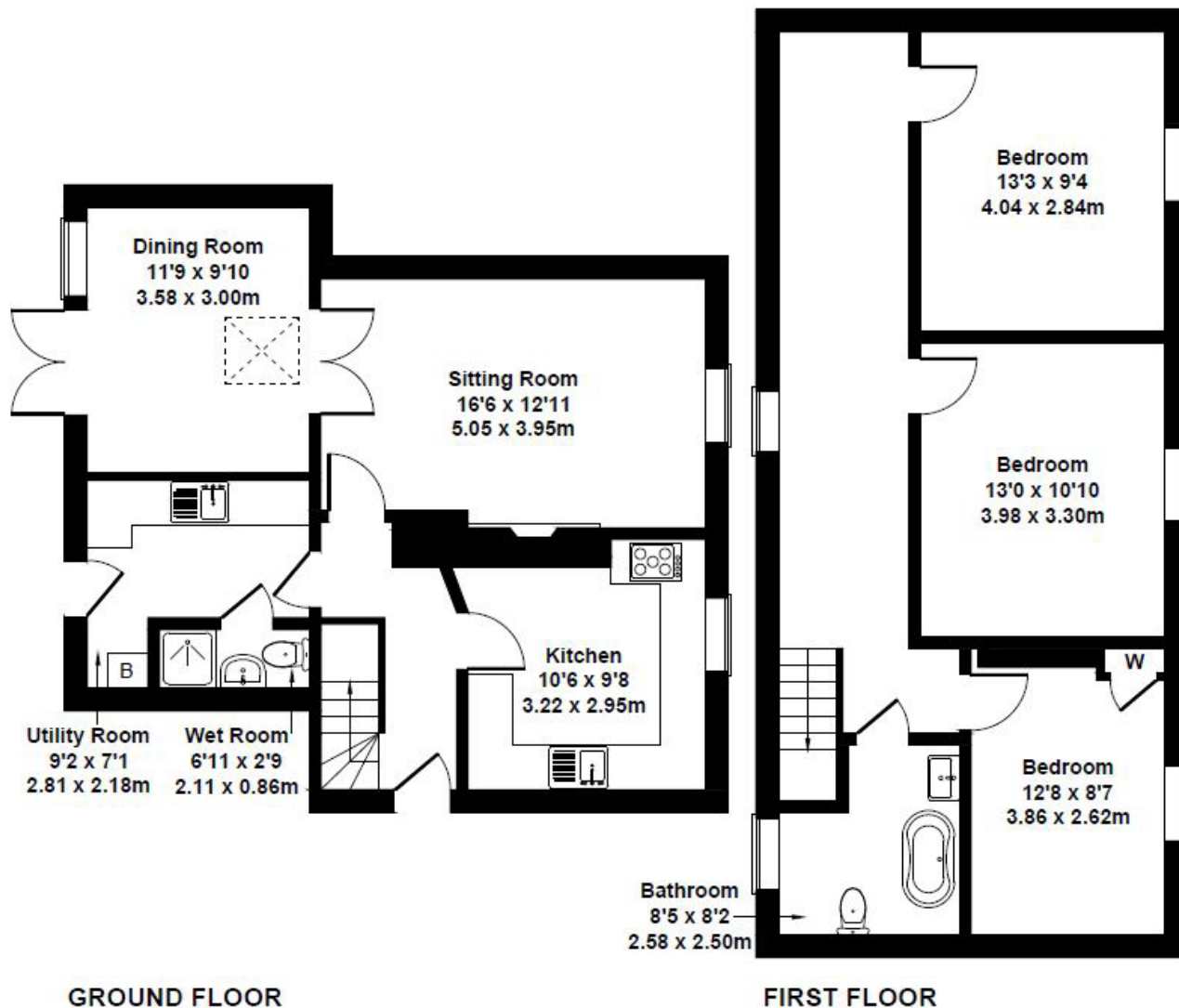
- » Grade II Listed Thatched Cottage
- » Stone Flooring, Inglenook Fireplace & Exposed Beams
- » Three Double Bedrooms
- » Overlooking the Church & Village Square
- » Off Road Parking & Rear Garden with pond
- » Popular Village Location

The Property

This picturesque, double fronted Grade II listed cottage is exceptionally spacious with well proportioned rooms and ample ceiling height. The property is entered via a covered storm porch that leads into the hallway, to the left stairs rise to the first floor. The kitchen is conveniently positioned to the right being dual aspect and offering plenty of cupboard space with stone flooring & exposed beams. Opposite the kitchen is a handy utility room and wet room. At the end of the hallway is the heart of the home - the sitting room is full of character having a large inglenook fireplace with original clome oven, exposed beams and window seat! French doors lead to the extended dining room with vaulted ceiling, exposed beams and abundant natural light. On the first floor are three double bedrooms, all of which overlook the church, and the family bathroom with free standing bath and separate shower. To the side of the property is off road parking for one vehicle and a useful covered storage area. Directly off the dining room is a delightful patio area - creating the perfect spot for alfresco dining. Steps lead to the remainder of the garden that is low maintenance with gravel pathways and planted shrubs. In the far corner is a decked area and a pond.



Approximate Gross Internal Area
1284 sq ft - 119 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Services: Oil fired central heating. Mains water, electricity and drainage.

Council Tax Band: B **Tenure:** Freehold

Agents Note: Please note this property has a flying freehold.

Location

The property is located in the centre of the charming village of South Tawton, which offers a village pub and is only half a mile from the respected South Tawton Primary School. The sought-after village of Sticklepath is approximately 1 mile away, which offers a village shop, 2 pubs and a vibrant community feel. There is regular bus service to nearby Okehampton, 5 miles to the west, and there is easy access to the A30 dual carriageway and connection to the rail network via Okehampton Station. The outdoor pursuits of Dartmoor National Park are on your doorstep, and the spectacular beaches of the north and south coasts are about an hour by car.

Ground Floor

Entrance Hallway
Kitchen 10'06 x 9'08"
Living Room 16'06 x 12'11"
Utility 9'02" x 7'01"
Wet Room 6'11" x 2'09"
Dining Room 11'09" x 9'10"

First Floor

Landing 27'09" x 3'09"
Bedroom 1 13'0" x 10'10"
Bedroom 2 13'03" x 9'04"
Bedroom 3 8'07" x 12'05"
Bathroom 8'05" x 8'02" (Max)

Outside

Parking for one vehicle. Covered storage space.
Patio area. Low maintenance garden with decking and pond.



Miller Town & Country | 01837 54080

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

okehampton@millertc.co.uk | www.millertc.co.uk



VIEWING:

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

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TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
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