



SOUTH TAWTON  
O.I.E.O £580,000

Delightful Cottage with Impressive Gardens & Views

 3 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: E (41)

  
MILLER  
TOWN & COUNTRY





- » Attractive 3 Bedroom Cottage
- » Well Proportioned Rooms Throughout
- » Wonderful Dual Aspect Living Room
- » Immaculate Inside
- » Delightful Gardens of Approx. 0.8 ac
- » Fabulous Dartmoor Views
- » Private Rural Location

## The Property

This attractive detached cottage is set back off a quiet country lane in an elevated position above a wooded valley. If you're looking for a rural property without any near neighbours, Craydon is a rural oasis but within a few minutes of the very popular Dartmoor village trio of South Tawton, South Zeal & Sticklepath.

From a country lane is a gated drive that leads up a gentle slope to the cottage. The front door leads to a reception hall with pleasant natural lighting and a slate floor, and beyond is the 20'7" x 13'8" living / dining room with cosy log burner. A striking glazed extension offers lovely views over the mature garden towards Dartmoor from the built-in window seat. Just off the living / dining room is a fully glazed sun room, providing a warm and inviting place to enjoy the views in the cooler months and watch the plethora of bird life. The kitchen has been recently updated and features a useful u-shaped layout with extensive cabinetry and space for a range. From there is the spacious utility room with built-in units and a large airing cupboard, plus a modern shower room and WC. There is also a useful integral barn / storeroom to the rear with concrete floor and shelving in place. Upstairs are three well-proportioned bedrooms with the primary (cont)

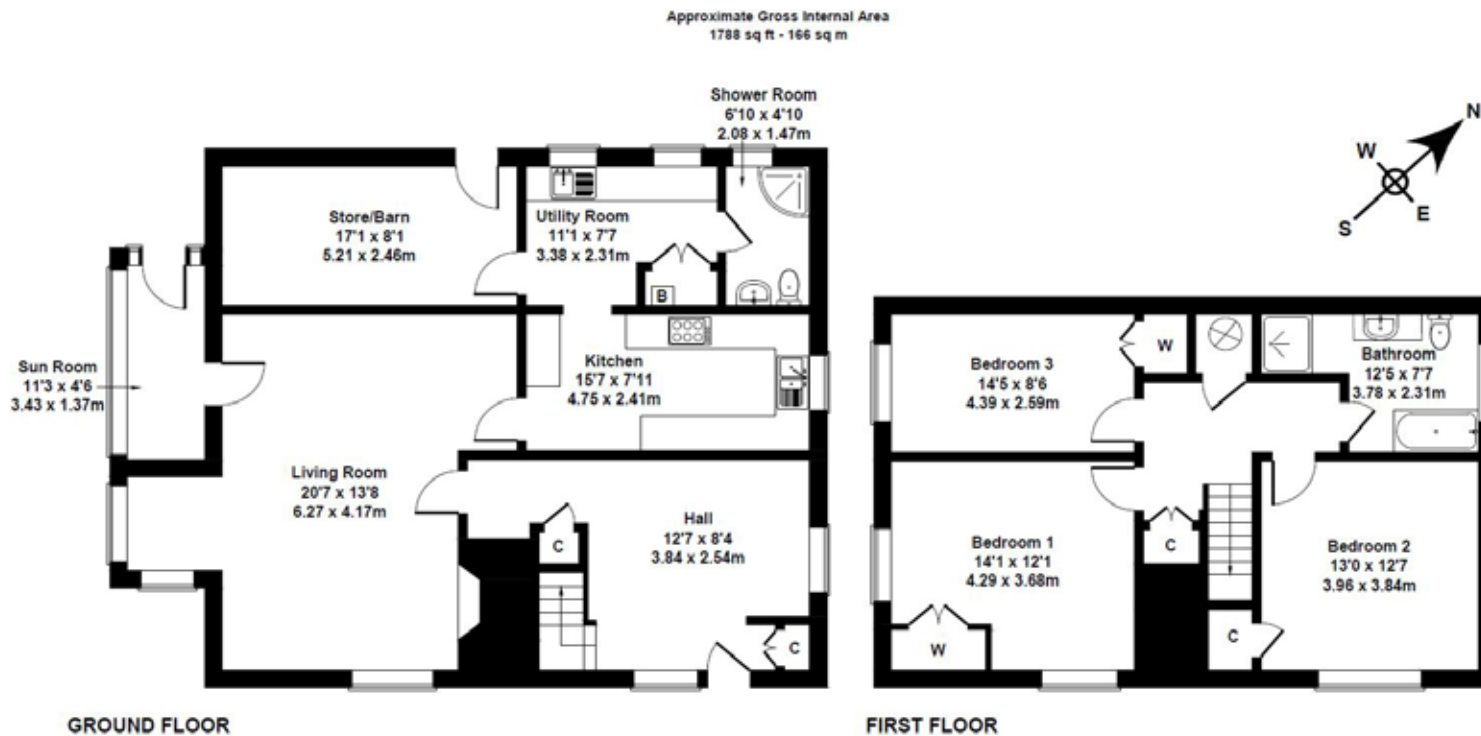


## The Property (cont)

bedroom being dual aspect and providing stunning views of Dartmoor and the cottage gardens below, as well as the spacious family bathroom with separate bath and shower. The entire property is in exceptional condition, with modern features and soft, neutral tones throughout.

## Location

The property is located just under a mile north of the picturesque village of South Tawton, and the villages of South Zeal and Sticklepath are just beyond. The town of Okehampton is just over 5 miles away and offers a range of amenities, including 3 supermarkets and rail connectivity to Exeter and then on to London Paddington.



### Agents Notes:

- The owner has a beehive onsite that can be included in the sale if desired by the buyer, or alternatively can be rehomed by the owner
- The kitchen range is available by separate negotiation

## Ground Floor

Hall 12'7" x 8'4"

Living Room 13'8" x 20'7"

Kitchen 15'7" x 7'11"

Utility 11'1" x 7'7"

Shower Room 4'10" x 6'10"

Store/Barn 17'1" x 8'1"

## First Floor

Bedroom 1 14'1" x 12'1"

Bedroom 2 12'7" x 13'0"

Bedroom 3 14'5" x 8'6"

Bathroom 12'5" x 7'7"

**Services:** Mains electricity and water. Private drainage. Oil-fired central heating.

**Council Tax Band:** F

**Tenure:** Freehold













## Outside

The property sits within approximately 0.8 acres, and includes a gently sloping lawned garden to the front and side, complete with two mature purple beech trees, a rockery, attractive plantings and a large decked seating area enjoying views over the garden. There is a timber framed covered seating area at the top of the garden which makes for an ideal outdoor lounge or BBQ area, enjoying views over the garden and Dartmoor beyond.

A hedge divides these formal gardens from the rear working garden, which includes vegetable beds, a fruit cage with blueberries, strawberries and raspberries, eating and cooking apple trees, a Victoria Plum and a flowering cherry. At the top of the working garden is a large timber shed and log store, which is just off the flagstone patio that leads from the rear of the house. There is a detached single garage with up and over door, and the large driveway offers parking for numerous cars.









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**VIEWING:**

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**CONSUMER PROTECTION FROM UNFAIR  
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