



STICKLEPATH

O.I.E.O £250,000

2 Bedroom Home on Outskirts of Popular Village

 2 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: F (31)


MILLER
TOWN & COUNTRY



- » 2 Bedroom End Terraced House
- » Fantastic Living Room with Balcony
- » Chef's Kitchen with Induction Range
- » Bonus Room / Office
- » Picturesque Garden with River Sounds
- » Garage & Private Parking
- » Easy Access to Village and Open Moorland

The Property

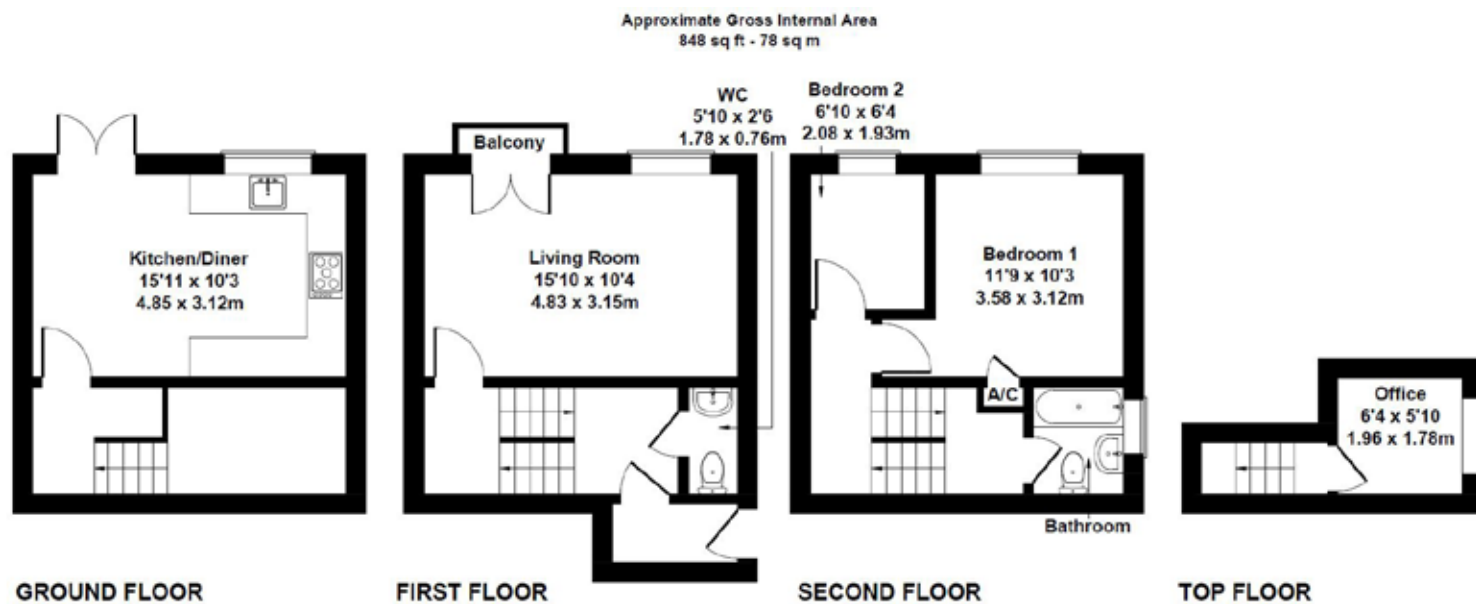
This property occupies the site of the historic Cleave Mill at the base of the Skaigh Valley, and the River Taw can be heard from the garden and open windows.

The 2 bedroom end terraced house is set over three levels, and the living room and kitchen are stand out features. The nearly 16' long living room has views over the valley and gardens below, and the balcony allows the french doors to be swung wide open to enjoy the sound of the river. The kitchen has solid oak units, stainless backsplash, a Smeg induction range and french doors leading out to the attractive walled garden. Upstairs are the two bedrooms and bathroom, and there is even a bonus room at the top of the stairs currently used as a music / meditation room - it could also be an office, nursery or hobby room. From a practical side, the front door opens into a porch - perfect for muddy boots after a walk, and there is a cloakroom on the entry landing.



Outside

There is a lovely walled rear garden with timber deck, patio and flower and shrub beds. The sound of the Taw River provides tranquil and atmospheric background noise. To the front is private parking and an attached single garage.



Not to Scale. Produced by The Plan Portal 2024
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Ground Floor

Kitchen/Diner 15'11" x 10'3"

First Floor

Living Room 15'10" x 10'4"

WC 2'6" x 5'10"

Second Floor

Bedroom 1 11'9" x 10'3" (Max)

Bedroom 2 6'4" x 6'10"

Bathroom

Top Floor

Office 6'4" x 5'10"

Location

The village of Sticklepath is just a stones throw from the nearby village of South Zeal, and the two offer a wide variety of amenities including primary school, local shops and a variety of public houses and attractions. The nearby town of Okehampton offers a wide range of retail outlets as well as three supermarkets including Waitrose, Lidl and Co-op, as well as primary and secondary schooling. The town has a recently renewed railway to Exeter, where one can access the main Penzance to Paddington line, Exeter itself is a 25-30 minute drive away. The A30 corridor, is accessible within a five minute drive and offers the opportunity to head west further into Cornwall or East to Exeter and the M5 intersection.

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

Council Tax Band: C

Tenure: Freehold



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VIEWING:

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