



BRATTON CLOVELLY

O.I.E.O £350,000

4 Bedroom Period House w/ Annexe Potential

 4 Bedrooms

 2 Bathrooms

 3 Reception Rooms

 EPC Rating: E/D (40/56)

**MILLER**
TOWN & COUNTRY



- » 4 Bedroom Semi-Detached House
- » Spacious and Well Proportioned Rooms
- » Large Garden
- » Impressive Views to Dartmoor
- » Potential for Modernisation and/or Annexe
- » In the Heart of a Sought After Village
- » Thriving Community with Popular Pub

The Property

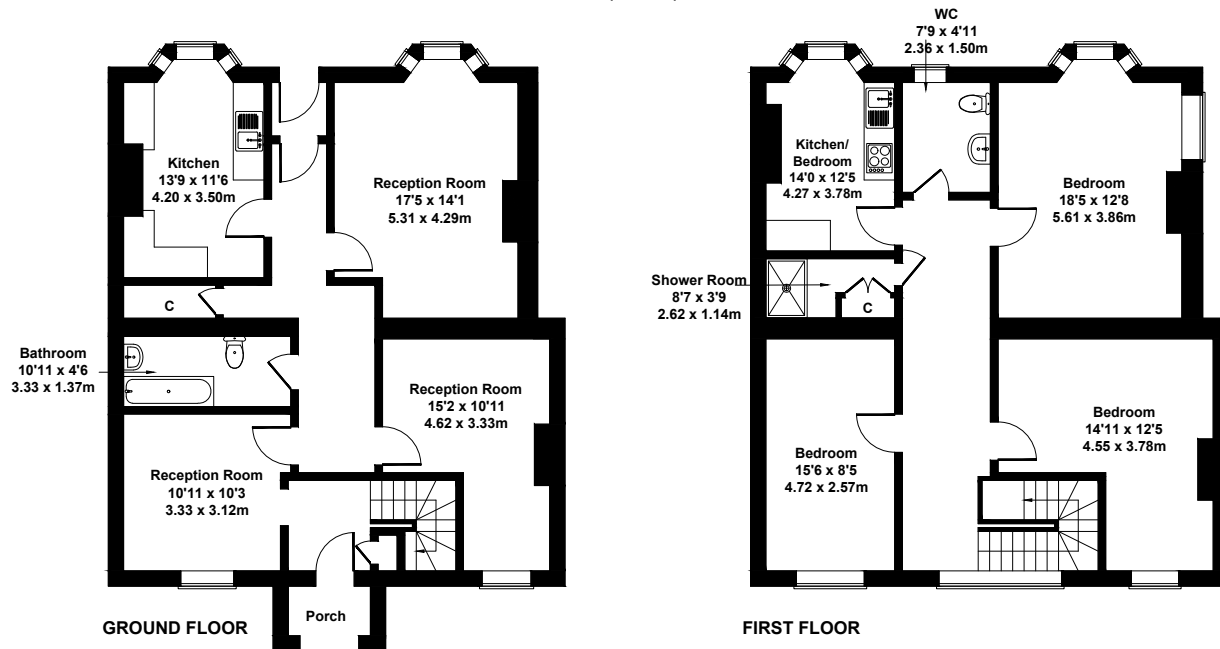
This is the first time this large period home has been on the market in over 40 years, and with a bit of updating it will provide a stunning and comfortable home for the next 40 years and beyond. In recent times, the property has been configured as a pair of flats, but its heritage is a 4 bedroom family home. On the ground floor are 3 well proportioned reception rooms, the primary kitchen and a bathroom. Upstairs are 4 double bedrooms, one currently fitted as a kitchen that could easily be returned to bedroom use or could form part of an integral annexe, a shower room and a WC. The property benefits from large bay windows on both sides and both floors, which flood the rooms with natural light and provide priceless views of Dartmoor in the distance. To the front is an especially large garden for its location with lawned areas, ornamental shrubs and plenty of space for a vegetable patch. If you are looking for a large home in a thriving community that you can put your own stamp on, look no further!

Outside

Large garden, primarily laid to lawn, with ornamental shrub borders and long range views of Dartmoor. On street parking adjacent to the property.

1 & 2 Mill Park

Approximate Gross Internal Area
1776 sq ft - 165 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Accommodation

Ground Floor

Reception 1 10'11" x 10'3"

Reception 2 15'2" x 10'11"

Reception 3 17'5" x 14'1"

Kitchen 13'9" x 11'6" (Max)

First Floor

Bathroom 10'11" x 4'6"

Bedroom 1 18'5" x 12'8"

Bedroom 2 15'6" x 8'5"

Bedroom 3 14'11" x 12'5"

Bedroom 4/ Kitchen 14'0" x 12'5"

Shower Room 8'7" x 3'9"

WC 7'9" x 4'11"

Location

Bratton Clovelly is a picturesque and popular village in the heart of the West Devon countryside. The village itself has a bustling local community, with historic public house, church and parish hall at the centre of activities. There is a respected local garage and Boasley Cross Primary School is just 5 minutes away. The town of Okehampton and the A30 corridor are a 15 minute drive away offering onward transport links.

Services: Mains electricity, water and drainage.

Council Tax Band: B / B

Agents Note

The property is currently 2 flats for council tax and energy performance certificate purposes.



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

**CONSUMER PROTECTION FROM UNFAIR
TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
they form part of any contract.

