



SOURTON

GUIDE PRICE **£260,000**

Former Railway Cottage in need of Refurb on Granite Way with 1.6 Acres



3 Bedrooms



1 Bathroom



2 Reception Rooms



EPC Rating: G (19)

MILLER
TOWN & COUNTRY



- » No Onward Chain!
- » Semi Detached Former Railway Cottage
- » In Need of Refurbishment Throughout
- » Direct Access to the Granite Way
- » Located within Dartmoor National Park
- » Set in Appr. 1.6 Acres, Including Part of Granite Way
- » Mature & Established Garden

The Property

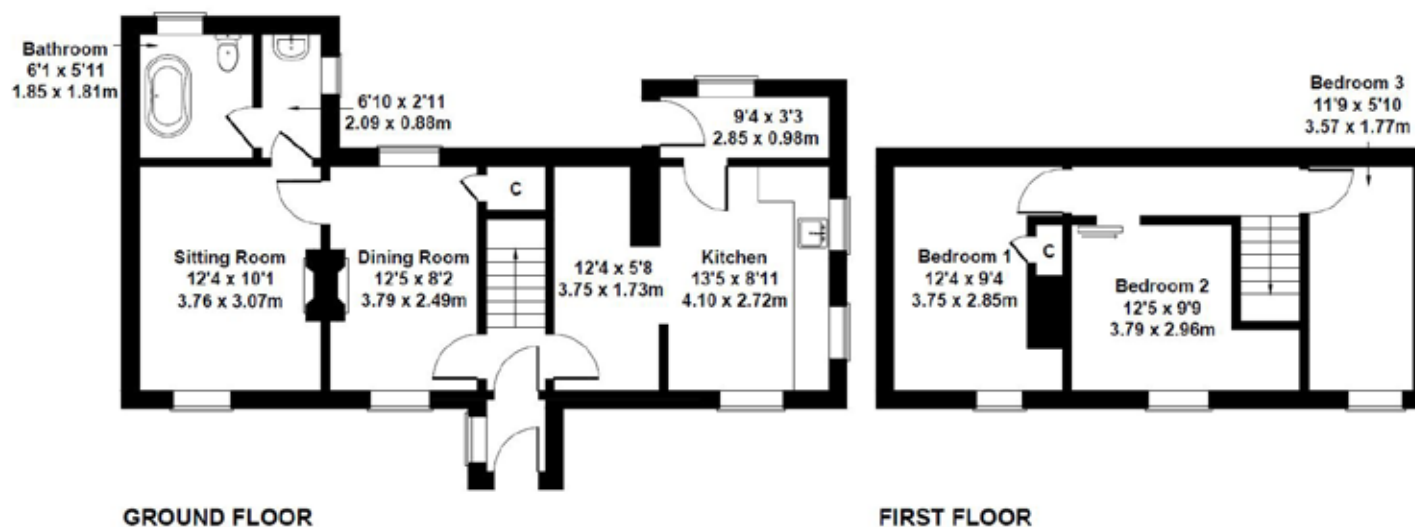
This former railway cottage believed to date back to the 1800's, offers huge potential! The cottage is directly adjacent to the Granite Way, which it owns part of, and it has direct access onto Dartmoor National Park, perfect for outdoor enthusiasts. The property is entered via the front porch and from the hallway to your right is the kitchen leading to a rear lobby with a door out to the gardens. To the left is the dining room, being dual aspect with focal fireplace, and a door leads to the sitting room with the family bathroom beyond. Both reception rooms have exposed floorboards. On the first floor are three bedrooms, two of which are doubles. All bedrooms enjoy countryside views and have exposed floorboards. A right of access over the neighbouring property leads to off road parking. Occupying a plot in total of approximately 1.6 acres which includes part of The Granite Way, the rear garden is well established with a large area of lawn, several mature trees and shrubs.



Location

The property is located just outside the village of Sourton. The bustling former market town of Okehampton is less than 10 minutes drive away and has three supermarkets, a large range of independent shops, primary and secondary schooling and rail connection to Exeter and onward to the main (cont)

Approximate Gross Internal Area
958 sq ft - 89 sq m



GROUND FLOOR

FIRST FLOOR

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

Location (cont)

Penzance to Paddington line. The A30 corridor is nearby, and the north coast at Bude is only a 45 minute drive away.

Ground Floor

Entrance Hall

Kitchen 13'5" x 8'11"

Rear Lobby 9'4" x 3'3"

Dining Room 12'5" x 8'2"

Sitting Room 12'4" x 10'1"

Bathroom 6'1" x 5'11"

First Floor

Landing

Bedroom 1 12'4" x 9'4"

Bedroom 2 12'5" x 9'9"

Bedroom 3 11'9" x 5'10"

Outside

Off road parking. Set in 1.6 acres including part of The Granite Way. Mature & established gardens.

Services: Mains water and electricity. Private drainage, shared with neighbour.

Agents Note: The property owns part of the Granite Way multi-use trail, including a bridge. The property owner is responsible for maintaining a portion of fence, and repairing and cleaning all drains, culverts and watercourses. There is a right of way over the neighbouring property providing access to off road parking for this Property.

Council Tax Band: B



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VIEWING:

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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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