



---

Neds & Neds Nook





#### SITUATION

Neds is situated in the village of Widecombe with its distinctive tower reputed to be the tallest of any church in Devon and known as the 'Cathedral in the Moor'. Widecombe has a desirable primary school, post office and village shop, a Sports Club Tennis Court, an excellent 'Cafe on the Green' and two pubs including the award winning Rugglesstone Inn.

#### ACCOMMODATION

Approached from the front and opposite the village green, a covered entrance porch with stone-faced pillars provides access into the entrance hall. The entirety of the ground floor has a limestone hone and filled travertine floor with electric underfloor heating throughout. Off the hall there is a useful under-stairs cupboard for storage, space for coats and boots and a door into a ground floor WC, with a narrow mixer sink. A flight of stairs rises to the first floor and a part timber and glazed door opens into the kitchen/sitting/dining room. This room is incredibly light and bright with two windows to the northern side and a large window over the sink and patio doors on the southern side overlooking the private courtyard garden. This room retains much sought-after character with exposed granite stone around the chimney, where there is a wood-fired wood burning stove. The base-level integrated kitchen provides space for the ¾ size Siemens dishwasher, a 1 ½ bowl ceramic sink, a built-in Siemens fan assisted electric oven with Siemens induction hob and extractor over. There is space for a tall fridge/freezer and a further larder unit to the side. From the kitchen a door leads into the utility area where there is a cupboard and space and plumbing for a washing machine and tumble drier and door leading to outside.

From the entrance hall a flight of steps leads, past an ornate window, up to the first floor with a door into the large main bedroom. With a window overlooking the front, the vendor has fitted shutters to the window. There is a built-in wardrobe and door to an en-suite wet room with underfloor heating and a superb walk-in shower and access to eaves storage. Door to bedroom 2 (double), currently used as a dressing room with further access to eaves storage and a door to an en-suite shower room.

#### OUTSIDE

Access from the private parking area or from various openings from the property, is the very private courtyard garden, with an area of paved patio, gravel and scaffold board fencing which helps to create a private area of outside seating. There is a re-circulating water feature in a granite trough, together with a log, kindling store and

recycling bin store. There is a timber pergola with a mature white Japanese scented wisteria. There is also clematis, viburnum, passion flower and honeysuckle within this beautifully designed courtyard garden.

#### NEDS NOOK

Attached to the side of Neds is a fantastic one bedroom letting annexe, which the vendor has successfully let since creating it in 2012. The property is approached from the rear (the southern side) where guests can park a vehicle and access their outside private space. A large glazed timber doorway provides access into the kitchen area with a tiled floor, range of base level kitchen units with a ceramic sink, space for undercounter refrigerator and space for a breakfast table. At the far end of the room is a full height glazed window with views over Widecombe village green. An open tread staircase provides access to the first floor spacious double bedroom and sitting room area, with windows to both elevations, where views over Widecombe can be enjoyed. There is a door to an en-suite shower room with tiled floor and lockable cupboard where the electric water cylinder is located.

To the side of Neds Nook is a passageway to the village green and used by the vendor for bin and bike storage.

#### AGENTS NOTES

The contents of Ned's Nook can be purchased with the property for an additional sum allowing continuity for holiday cottage bookings.

#### SERVICES

Mains water, electricity and drainage. Heating via the wood burner, electric under floor and electric radiators. Both properties are listed as one with a council tax banding of D. Broadband download speed is 67mbps as tested on 30/04/22.

#### LOCAL AUTHORITY

Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ Tel: 01626 832093 Email:hq@dartmoor-npa.gov.uk

#### VIEWING

Strictly by prior appointment with Stags Totnes office Tel: 01803 865454

#### DIRECTIONS

On the approach into Widecombe, the village green is found in front of you. Continue past The pub and post office where Neds and Neds Nook are the middle properties on the left-hand side. Either park in the public car park opposite or continue around the property where the private parking bays are located to the side of the pub car park.

Ashburton 3.5 miles, Newton Abbot 11.5 miles, Exeter 23 miles

A superb Dartmoor cottage restored and improved to a very high standard, incorporating a superb one-bedroom letting annexe.

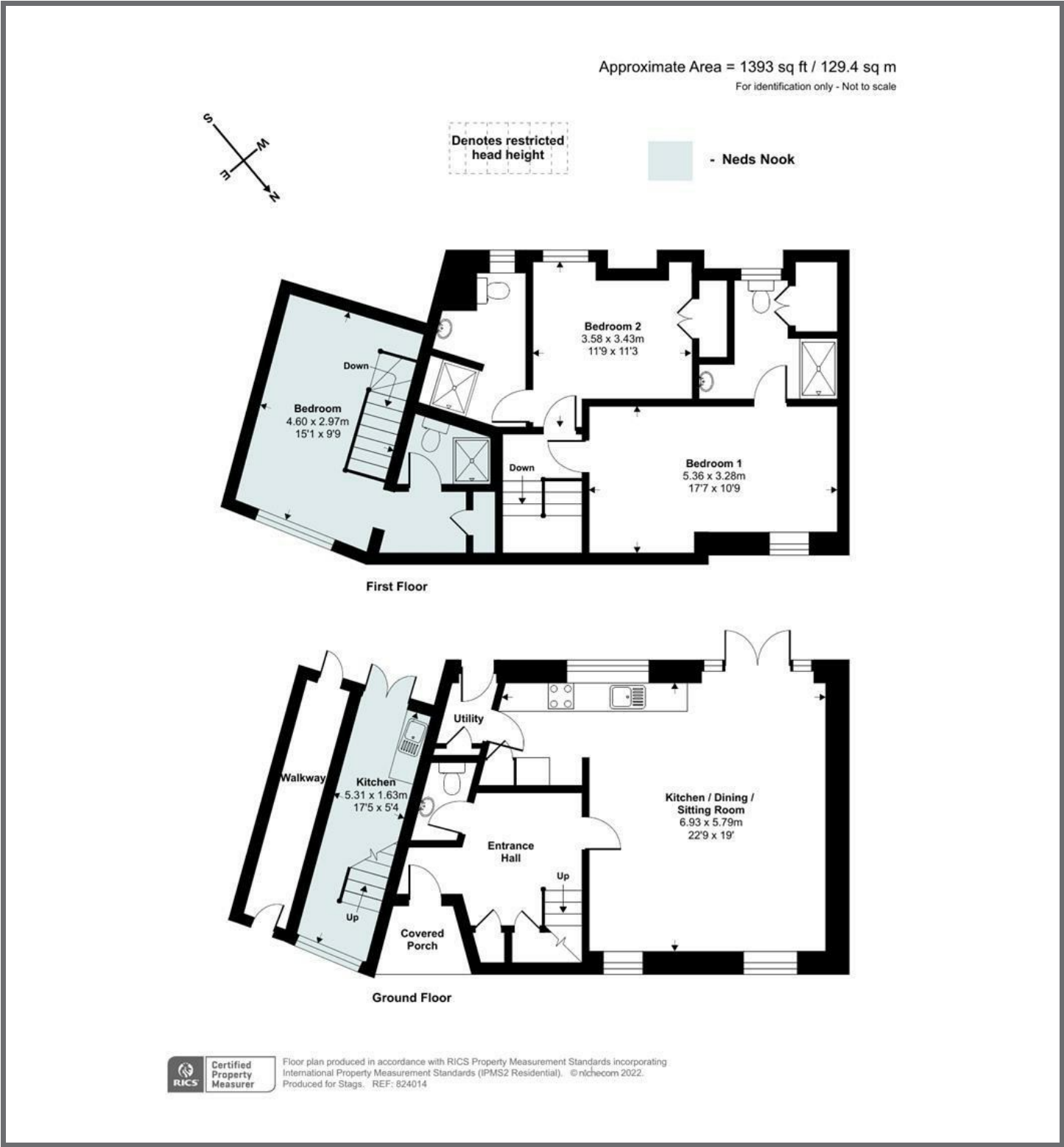
- High quality renovation
- Good quality fittings
- Much sought-after period features
- Superb 2 bedroom owner's accommodation
- Separate 1 bedroom letting cottage annexe
- Private courtyard gardens
- 2 private parking areas
- Freehold
- Council Tax Band F

Offers In Excess Of  
£575,000









These particulars are a guide only and should not be relied upon for any purpose.

The Granary, Coronation Road, Totnes, Devon,  
TQ9 5GN

01803 865454  
totnes@stags.co.uk

stags.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London