



Coombe Cottage



Okehampton 12 Miles, Hatherleigh 5 Miles.
Iddesleigh 1 Mile.

A chain free four bedroom detached Grade II listed cottage with double garage and large gardens.

- Kitchen/Breakfast Room And Study
- Sitting Room And Snug
- Four Bedrooms
- Bathroom And Shower Room
- Large Gardens Of Approximately 0.66 Of An Acre
- Double Garage And Parking
- No Chain
- Freehold
- Council Tax Band D
- EPC Band E

Guide Price £450,000

SITUATION

The property occupies a delightful semi rural setting, located a short distance from the village of Iddesleigh, an unspoilt rural village, well known for its popular Duke of York Public House. The market town of Hatherleigh is easily accessible with an excellent range of services including primary school, supermarket, health centre, veterinary surgery and a range of local shops. There are two public houses, and a traditional weekly market with cattle sales. Okehampton offers a more comprehensive range of services, three supermarkets including a Waitrose, modern hospital and a leisure centre in the attractive setting of Simmons Park. Okehampton has schooling from infant to sixth form level. From the town there is access to the Train Station and A30 dual carriageway providing a direct link with the cathedral and University of Exeter with its M5 motorway and main line rail and internal air connections.

DESCRIPTION

Coombe cottage is a Grade II listed detached cottage situated in this enviable semi rural location on the outskirts of Iddesleigh. The property is oil fired centrally heated and in brief offers to the ground floor, a Kitchen/breakfast room, utility room and shower room. With further rooms comprising a study, large sitting room and snug. On the first floor are four bedrooms and a family bathroom. The cottage sits within large private gardens and offers a large driveway with double garage. From the front there are some attractive views over the surrounding countryside and the property is offered with no ongoing chain.

ACCOMMODATION

Via rear double glazed door to ENTRANCE HALL: fitted storage cupboard, terracotta tiled floor, doors to. UTILITY ROOM: Terracotta tiled floor, wall mounted electric metres, plumbing and space for washing machine and tumble dryer, window to side aspect. KITCHEN/BREAKFAST ROOM: Range of timber base cupboards and drawers with work surfaces over and inset double sink. Oil fired aga, integral electric oven. Beamed ceiling, dual aspect windows, tiled floor. STUDY: Window to front aspect, beamed ceiling, staircase to first floor. SHOWER ROOM: Pedestal wash basin, WC, corner shower cubicle with mains fed mixer shower, dual aspect windows. SITTING ROOM: Two windows to front aspect with views over surrounding countryside, door to front porch. Beamed ceiling. Feature fireplace with woodburning stove and clome oven, door to FAMILY ROOM: A multi purpose room with dual aspect windows.

FIRST FLOOR LANDING: access to loft space, Doors to, BEDROOM 1: Dual aspect windows with views over the garden and countryside. BEDROOM 2: Dual aspect windows, fitted shelving. BEDROOM 3: Window to front aspect with views over garden to surrounding countryside. BEDROOM 4: A small single room or office with window to front aspect. FAMILY BATHROOM: Panelled bath with mixer shower attachment, pedestal wash basin. WC, window to side aspect, airing cupboard with hot water cylinder and shelving.

OUTSIDE

A five bar gate opens to the drive at the rear of the cottage, providing parking and turning for several vehicles. Adjacent is a DOUBLE GARAGE: Of timber construction, with twin up and over doors, pedestrian door and window to side. Electric light and power connected. water filtration system for bore hole. The main gardens extend to the front, rear and side and are primarily laid to lawn with many mature trees, shrubs and grasses. The garden provides a high degree of privacy, and from the front there are some attractive views over the field to the surrounding countryside beyond. At the front of the drive is a further COB BARN; perfect for a garden shed, bikes etc. The total plot extends to approximately 0.66 acres.

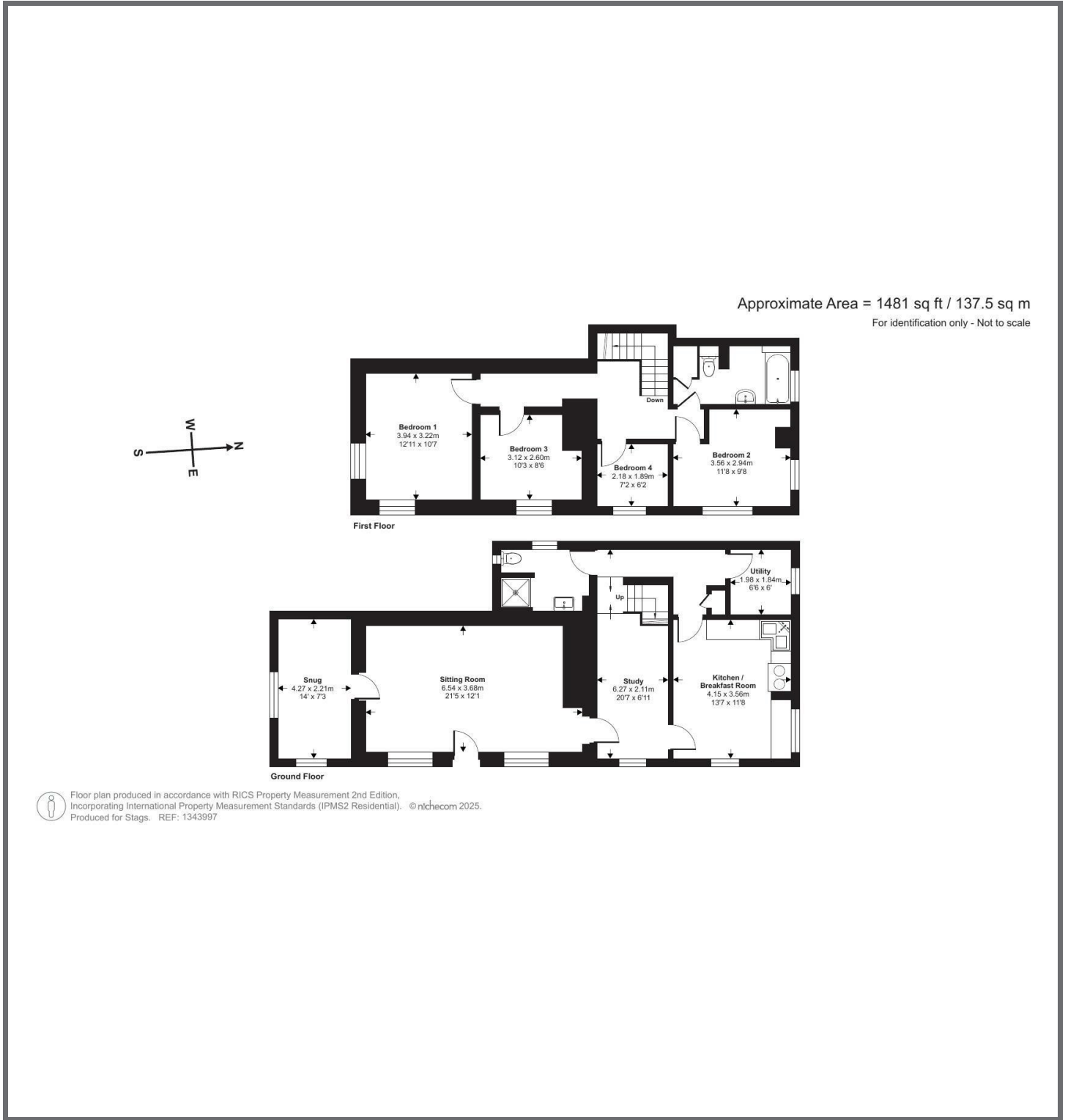
SERVICES

Mains electricity. private water (bore hole) and sewerage treatment plant drainage. Oil fired central heating
Broadband Coverage: Standard upto 1Mb, You may be able to obtain broadband services from these Fixed Wireless Access (EE and Airband), who are providers covering your area. (information from Ofcom).
Mobile Coverage: EE, O2 and 3, good outdoors (information from Ofcom).

DIRECTIONS

For SAT NAV purposes, the postcode is EX19 8BN. what3words spans.cracks.flattens.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
89-91	A		
81-88	B		81
69-80	C		
55-68	D	52	
49-54	E		
35-48	F		
1-34	G		
Net energy efficient - higher scoring coats			
England & Wales		IPMS2	2022/9/IEC

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