



The Old Cottage

The Old Cottage, Broadwoodkelly, Winkleigh, EX19 8EQ



Okehampton 10 miles, Winkleigh 4 Miles,
A30 10 Miles.

A charming, privately situated detached cottage with gardens, double garage and rural aspect.

- Sitting/Dining Room
- Kitchen & Utility Room
- 4 Bedrooms
- Bathroom & Cloakroom
- Double Garage/Workshop
- Large Garden
- Parking
- EPC Band: D
- Council Tax Band: B
- Freehold

Offers In The Region
Of £460,000



SITUATION

The property occupies an attractive semi rural setting just outside the village of Broadwoodkelly. Surrounded by attractive rolling Devonshire countryside, The village is within easy reach of the larger community of Winkleigh, offering a good range of facilities, including village store/post office, butchers, primary school and two public houses . The town of Okehampton is within easy reach and is situated on the Northern fringes of the Dartmoor National Park. The town has a comprehensive range of shops, educational, recreational and leisure facilities. The Dartmoor National Park is famed for its hundreds of square miles of unspoilt scenery with many opportunities for riding, walking and outdoor pursuits. From Okehampton there is direct access, via train to Exeter and beyond, or via the A30 dual carriage way, to the Cathedral City of Exeter with its M5 motorway, mainline rail and international air connections. This particular part of Devon is well known for its unspoilt countryside and there is comparatively easy access to the North and South coasts with attractive beaches and delightful coastal scenery.

DESCRIPTION

This charming detached cottage blends character features with modern comforts, which include double glazing and oil-fired central heating. In brief, the cottage offers a well fitted kitchen with an adjacent utility room and ground floor cloakroom. There is an impressive and spacious living/dining room, together with a ground floor bedroom. Whilst the first floor offers three further bedrooms and a family bathroom. The property boasts a south westerly aspect with views towards Dartmoor to the front and open farmland to the rear. Further benefits include a large, private garden, ample parking, and a versatile double garage/workshop.

ACCOMMODATION

Part glazed entrance door to: SITTING/DINING ROOM: Sitting Area; having window to front and stone inglenook fireplace with bread oven and woodburning stove on slate hearth. Radiator, exposed ceiling timber. Dining Area; with window to front and glazed doors to side. Radiator and exposed timber. BEDROOM 4/STUDY: With double aspect windows overlooking the gardens. Radiator. KITCHEN: Extensive range of wall and base units with roll edge worksurfaces. Inset dual bowl single drainer sink with mixer tap, inset four ring electric hob and electric double oven. Window overlooking rear gardens with rural aspect beyond, REAR LOBBY: With part glazed stable door to gardens, fitted cupboards. UTILITY ROOM: Single drainer sink with mixer tap. Space and plumbing for appliances. Range of timber base cupboards. Radiator. Built in airing cupboard. Window to rear.

CLOAKROOM: Wall mounted wash basin. low level WC.

From Dining Area, staircase to:

FIRST FLOOR LANDING. Doors to BEDROOM 1: With double aspect windows and rural views. Radiator. Built in cupboard. BEDROOM 2: Window to rear with delightful rural aspect. Radiator. BEDROOM 3: Window to front. Radiator. BATHROOM: Low level WC. Pedestal wash basin, panelled bath, corner shower cubicle with mains fed mixer shower, window to rear.

OUTSIDE

The property is approached from the lane via a driveway/parking area which gives access to the left to a detached DOUBLE GARAGE/WORKSHOP of concrete sectional construction with wide timber doors and double glazed windows to front. Light and power connected, open LOG STORE attached to rear. Adjacent is a generous sized garden, primarily laid to lawn, being well enclosed by mature trees and hedges. Rear concrete path with outside tap, Externally mounted oil central heating boiler and oil storage tank. To the other side of the cottage is a further area of lawned garden, again well secluded by mature hedges and trees.

SERVICES

Mains electricity and water. Private drainage (modern system). Oil fired central heating. Broadband Coverage: Superfast upto 80Mb. 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, 02, Vodafone and 3, good outdoors (information from Ofcom).

DIRECTIONS

For SAT NAV purposes, the postcode is EX19 8EQ. what3words ///wildfires.botanists.broached

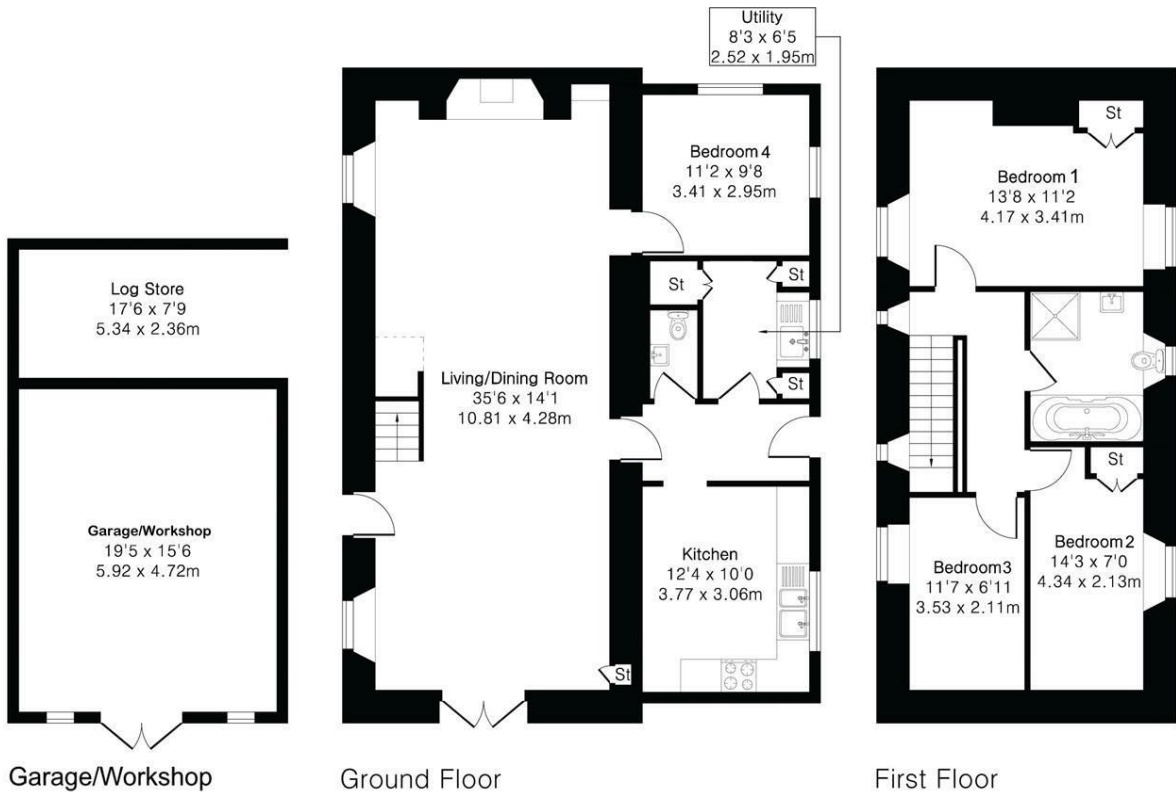


**Approximate Gross Internal Area 1426 sq ft - 132 sq m
(Excluding Garage)**

Ground Floor Area 928 sq ft – 86 sq m

First Floor Area 498 sq ft – 46 sq m

Garage Area 301 sq ft – 28 sq m



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 |
|--|-----------|-------------------------|-----------|
| (92-100) A | (81-91) B | (69-78) C | (55-68) D |
| (75-80) E | (49-54) F | (35-39) G | |
| Net energy efficient - higher rating costs | | 68 | 72 |
| England & Wales | | EU Directive 2002/91/EC | 10 |

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