



The Cottage On The Green



SITUATION

The property is situated within the heart of the traditional village of Iddesleigh, being completely unspoilt and well known for its popular Duke Of York Public House. Lying within close proximity of the War Horse Valley. This lovely valley setting is known for its prime sporting opportunities with fishing on the Torridge and riding and walking on the nearby Tarka trails. 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

A most attractive, individual and flexible three storey attached cottage situated within the heart of this popular unspoilt village. This deceptively spacious cottage offers a wealth of charm and character features, which include exposed timbers and beams and a stone fireplace to the sitting room. In brief, the cottage benefits from a formal dining room, kitchen and sitting room, together with three bedrooms (all with en suite) and a family bathroom. The property is oil fired centrally heated and benefits from an enclosed courtyard with gate opening to the village green and external utility room.

ACCOMMODATION

The front entrance door opens to an ENTRANCE LOBBY with staircase leading to the first floor and doors opening to BEDROOM 2: With understairs cupboard, timber panelling and dual aspect windows. A door opens to an EN SUITE: With WC, corner shower cubicle with electric shower, pedestal wash basin, heated towel rail, fitted linen cupboard and window to courtyard. DINING ROOM: Dual aspect

windows, beamed ceiling, fitted cupboard, staircase to lower ground floor. GROUND FLOOR LOBBY: Window to courtyard, doors to, KITCHEN: Range of modern base cupboards and drawers with work surfaces over and inset sink and drainer. Space for electric cooker with extractor hood over. Plumbing and space for washing machine and fridge. Glazed door to courtyard. SITTING ROOM: Beamed ceiling, Stone fireplace with wood burning stove. French doors to rear courtyard. BATHROOM: Panelled bath with mixer shower attachment. Pedestal wash basin, WC, beamed ceiling. Heated towel rail, windows to courtyard. FIRST FLOOR LANDING: Window to rear, doors to BEDROOM 1: A light dual aspect room with views over the green and countryside beyond. Exposed beams, access to loft space, shelved recess, door to EN SUITE: Tiled shower cubicle with electric shower, WC, pedestal wash basin. Heated towel rail, window to front aspect. BEDROOM 3: Exposed timbers, window to rear with countryside views. Door to EN SUITE: Tiled shower cubicle with electric shower, WC, pedestal wash basin. Heated towel rail, window to front aspect.

OUTSIDE

Adjoining the rear is an enclosed paved courtyard garden with exterior light, water tap and oil storage tank. Attached to the kitchen and accessed from the courtyard is an Utility Room with fitted worktop, shelving, plumbing with space for washing machine, front door freezer and housing the oil central heating boiler.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Broadband Coverage: Standard available up to 5Mbps, You may be able to obtain broadband services from these Fixed Wireless Access providers covering your area. EE and Airband. (Ofcom). Vendor currently uses Airband (believed to be in the region of 35Mbps) Mobile Coverage: EE, 3, 02 and Vodafone good outdoors (Ofcom).

DIRECTIONS

For Satnav purposes, the Post Code is EX19 8BG.

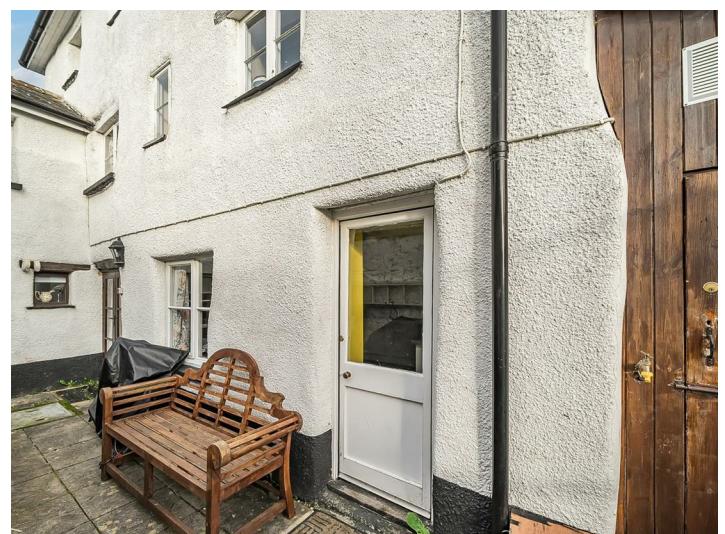
what3words eats.homeward.avocado

Hatherleigh 3 Miles Okehampton 10 Miles
Exeter 25 Miles

A charming individual three storey, three bedroom cottage situated in this popular unspoilt village.

- Kitchen
- Sitting Room
- Dining Room
- Three Bedrooms (All En suite)
- Bathroom
- Rear Courtyard
- Village Location
- Freehold
- Council Tax Band C
- EPC Band E

Guide Price £369,950

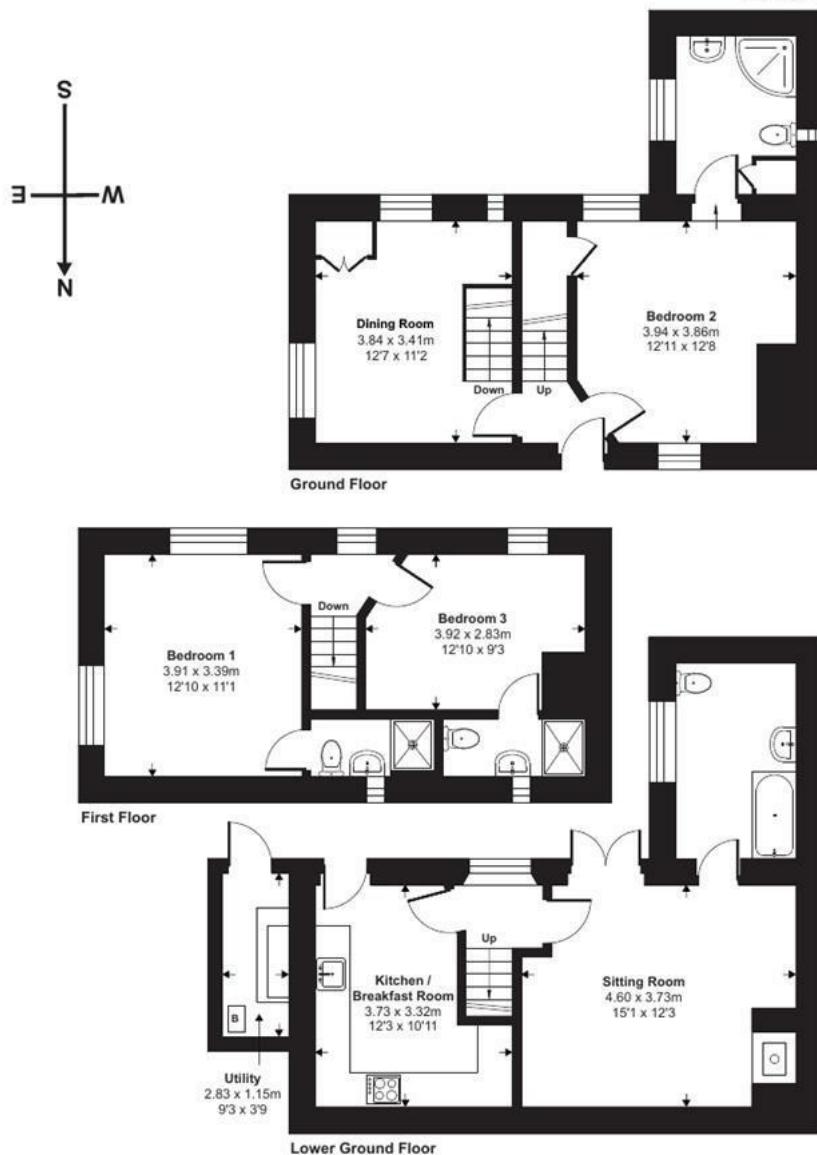


Approximate Area = 1179 sq ft / 109.5 sq m

Utility = 35 sq ft / 3.3 sq m

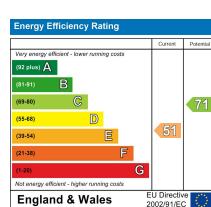
Total = 1214 sq ft / 112.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.
Produced for Stags. REF: 1364734

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.



11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN

01837 659420

okehampton@stags.co.uk

stags.co.uk