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10 High Street

10 High Street, Hatherleigh, Okehampton, Devon, EX20 3HN



Okehampton 7.5 Miles, Exeter 32 Miles.

A charming Grade II listed two bedroom cottage situated within this favoured town.

- Sitting Room
- Kitchen
- Two Bedrooms
- Shower Room
- Outbuilding
- No Chain
- Central Town Location
- Freehold
- EPC Band: E
- Council Tax Band A

Guide Price £160,000

#### SITUATION

Situated within the heart of the old town of Hatherleigh. The town offers a traditional range of amenities including supermarket, shops, art gallery and cafe, together with post office and garage/supermarket. There are two public houses, a primary school, health centre, veterinary surgery and community market. There are various sporting facilities together with an excellent modern community hall. The larger town of Okehampton has an excellent range of shops and services, three supermarkets including a Waitrose and a range of locally and nationally owned shops and businesses. From Okehampton there is a popular train station which connects to Exeter and beyond, there is also direct access to the A30 dual carriageway providing a direct link west into Cornwall or east to the cathedral and university city of Exeter with its M5 motorway, main line rail and international air connections. The countryside around Hatherleigh is well known for its recreational and sporting facilities with fishing on the Torridge and walking and riding on the Tarka Trail and Granite Way. The North and South coasts of Devon and Cornwall are easily accessible with delightful beaches and attractive coastal scenery.

#### DESCRIPTION

A charming Grade II listed terrace cottage, located within the heart of Hatherleigh town. Within recent years the property has been significantly updated and improved, yet retains the charm and period features of a property of this age. These include beamed ceiling, exposed timbers and floorboards, together with an open fireplace. The property benefits from electric central heating and briefly comprises a small entrance lobby, opening to a cosy sitting room with open fire. Steps lead down to a country style kitchen and providing access to the rear. The first floor landing serves two bedrooms and there is a well fitted shower room. Across the courtyard at the rear (not owned) is a most useful outbuilding, providing utility space and possible home office.

#### ACCOMMODATION

Front entrance door to ENTRANCE PORCH: Wall mounted electric meters, door to SITTING ROOM: Feature fireplace with a stunning antique Victorian Carron cast iron hob-grate and slate hearth, beamed ceiling, cast iron radiator, feature industrial-style bookshelves, window to front elevation with secondary glazing, slate floor beamed ceiling. Door and steps down to. KITCHEN: Range of wall, base and drawer cupboards with timber work surfaces over. Belfast sink with Victorian style mixer and water filter tap, drainer and cupboards under. Space for large cooker with electric cooker point. Slate flooring,

staircase to first floor landing with understairs storage providing space for a fridge/freezer, radiator. Windows and stable door giving access to the rear.

FIRST FLOOR LANDING: Window to the rear. Doors to; BEDROOM 1: Secondary glazed window to the front with deep wooden sill, exposed timber floorboards and original studwork wall, ornate Victorian cast iron fireplace with timber mantle and slate hearth. Victorian style cast iron radiator. Fitted airing cupboard housing hot water cylinder and linen shelving. Together with the electric boiler for central heating. Access to loft space with ladder and boarding. BEDROOM 2/STUDY: Exposed timber floorboards, window to the rear with deep wooden sill and secondary glazing. SHOWER ROOM: Shower cubicle with Victorian style, mains fed mixer shower over, vanity unit with river-stone wash basin and Victorian style mixer tap, WC, heated towel rail.

#### OUTSIDE

There is no garden with the property, but a right to pass and re pass over the neighbouring rear courtyard gives access to: an OUTBUILDING: Providing a ground floor utility area with space and plumbing for a washing machine, light and power connected, built in workbench and storage area with some slate flags. Sailor's staircase giving access to a mezzanine area with courtesy lighting and roof light and specifically converted for use as a home office. Parking is on street or the present vendor has a permit for the local car park, which is available from the local council for approximately £85 for six months.

#### SERVICES

Mains electricity, water and drainage. Electric boiler via radiators for central heating. Broadband Coverage: Superfast available up to 56 Mbps (Information supplied by Ofcom) Mobile Coverage: Vodafone, EE, O2 and 3 Good outdoor and in home (Information supplied by Ofcom). The present vendor uses Vodafone.

#### DIRECTIONS

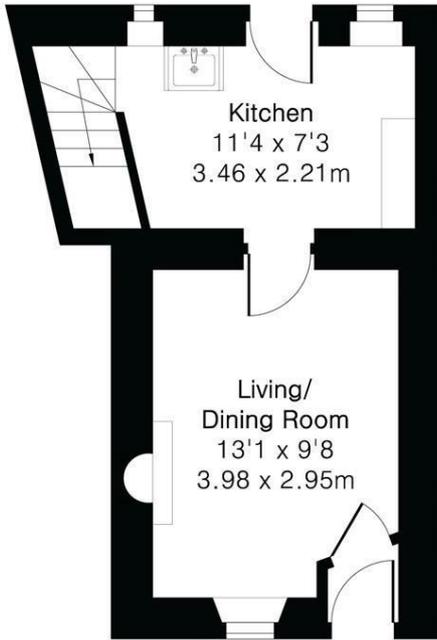
For SAT NAV purposes the postcode is EX20 3JH. what3words nooks.scared.onlookers.



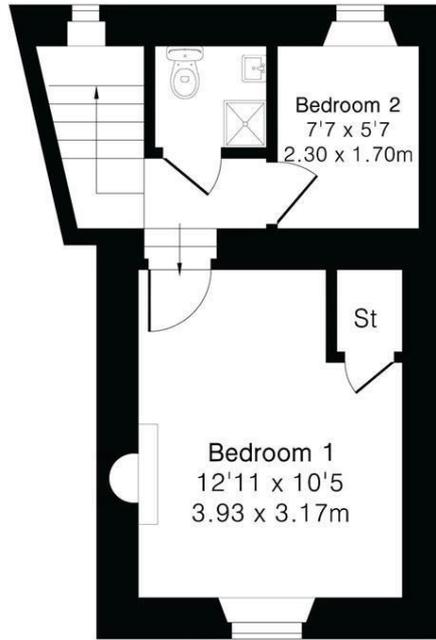
**Approximate Gross Internal Area 502 sq ft - 47 sq m**

Ground Floor Area 246 sq ft – 23 sq m

First Floor Area 256 sq ft – 24 sq m



Ground Floor



First Floor

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	Very energy efficient - lowest running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	56
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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