



2 Splatt Cottages

2 Splatt Cottages, Broadwoodkelly, Winkleigh, Devon, EX19 8EQ



SITUATION

2 Splatt Cottages is situated on the edge of the village of Broadwoodkelly, an attractive and unspoilt rural village set amidst delightful Devonshire countryside. The village itself has a strong community spirit centred around the village hall. From Broadwoodkelly, there is easy access to the nearby larger community of Winkleigh with its excellent range of facilities including village store, post office, butcher, hairdresser, garage, primary school, public houses and veterinary surgery. 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, services, educational, recreational and leisure facilities. The Dartmoor National Park is famed for its hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits. From Okehampton there is also direct access via the A30 dual carriageway to the cathedral city of Exeter with its M5 motorway, main line rail and international air connections.

DESCRIPTION

An increasingly rare opportunity, to purchase a 1930's brick built, three bedroom detached house in need of renovation. The property comes to the market for the first time in over 30 years and has huge potential to extend and create a superb home (subject to the necessary consents). The property is attractively set within 2.25 acres, with formal gardens and a large paddock with stable block. Set on the edge of the popular rural village of Broadwoodkelly with no ongoing chain.

ACCOMMODATION

Via covered ENTRANCE PORCH with double glazed door to ENTRANCE LOBBY: Staircase to first floor, door to SITTING ROOM: Dual aspect double glazed

windows, open fireplace, door to KITCHEN: Former kitchen area with window to side aspect. INNER LOBBY: door to STORE and door to CLOAKROOM: WC and window to side aspect. BATHROOM: Bath and WC, double glazed window to side. Airing cupboard with hot water tank.

FIRST FLOOR LANDING: Window to side aspect overlooking the gardens, doors to, BEDROOM 1: Dual aspect windows, exposed floorboards. BEDROOM 2: Exposed floorboards, window to side aspect. BEDROOM 3: Window to side aspect overlooking gardens, exposed floorboards.

OUTSIDE

A pedestrian gate from the road opens to a path leading to the front door. The gardens surrounding the house are primarily laid to lawn with a number of trees including apple. A five bar gate opens to a parking area, with a further gate opening into the paddock. Within the paddock is a STABLE BLOCK: of timber construction with a concrete apron and housing three LOOSE BOXES. The paddock itself is fully enclosed and would suit those with equestrian, livestock or leisure interests. The total plot is in the region of 2.25 acres.

SERVICES

Mains electricity, water and private drainage. Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. The property may also have asbestos content. Broadband Coverage: Superfast available upto 80mbps (Ofcom.) Mobile Coverage: All major providers limited indoors, likely outdoors.

DIRECTIONS

what3words photos.tumblers.toads
The postcode for Sat Nav purposes is EX19 8EQ

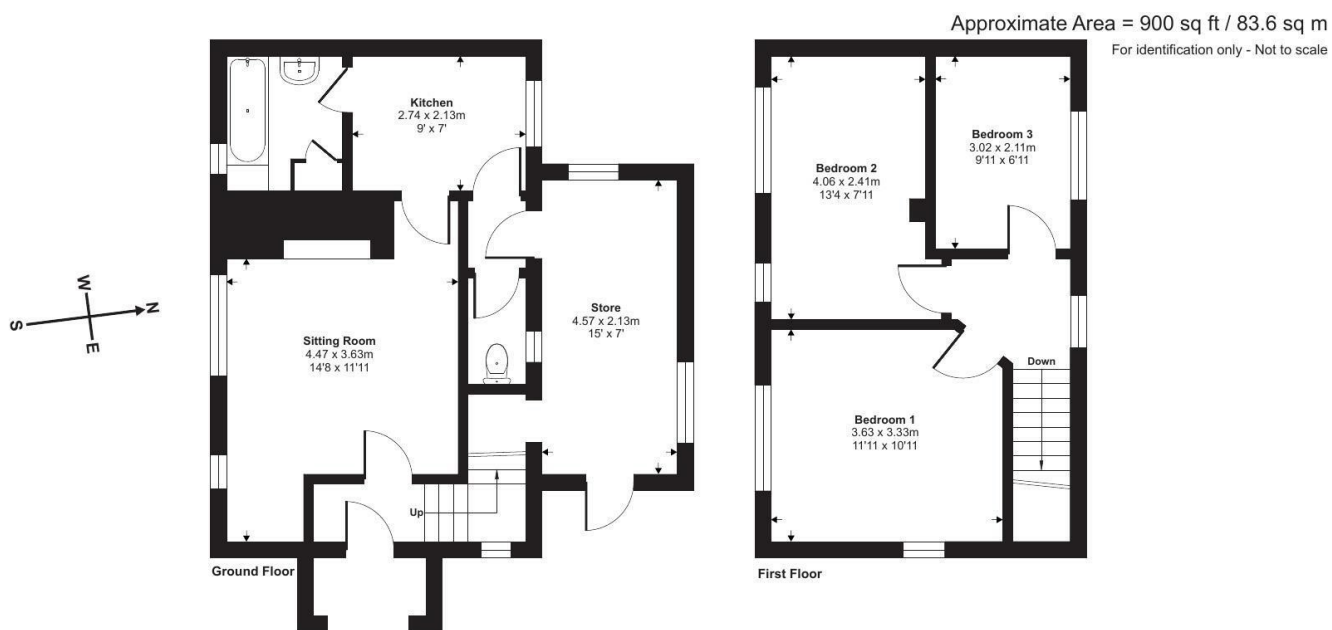
Okehampton 10 Miles, Winkleigh 3 Miles.

A chain free, renovation opportunity set in 2.25 acres of gardens and paddocks.

- In Need of Renovation
- Semi Rural Location
- Stables And Paddock
- 2.25 Acres of Gardens and Paddocks
- Freehold
- Council Tax Band B
- EPC Band G

Guide Price £375,000





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1182178

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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(21-34) G			
Not energy efficient - higher running costs			
England & Wales		2022/9/1/EC	10

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