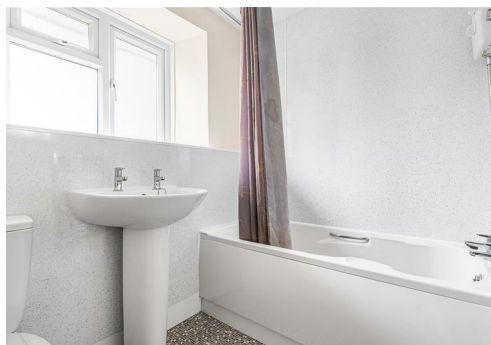




---

Homeleigh



Okehampton 12 Miles, Hatherleigh 4 Miles,  
Torrington 7 Miles.

---

A charming two bedroom, two  
reception room cottage, situated  
within this favoured village  
location.

---

- Sitting Room
- Kitchen/Breakfast Room
- Dining Room/Snug
- Two Bedrooms
- Bathroom
- Courtyard And Workshop
- No Chain
- Freehold
- EPC Band E
- Council Tax Band C

Guide Price £237,500



### SITUATION

The property is situated within the village of Petrockstowe, a peaceful rural community surrounded by typically rolling Devonshire countryside. The village itself has a strong community spirit and offers a well used village hall and places of worship. Closeby is the popular historic market town of Hatherleigh with an excellent range of shops and services, which include a primary school, doctors and veterinary surgeries. The nearby town of Okehampton has an excellent range of amenities with three supermarkets including a Waitrose, a range of high street shops, modern hospital and leisure centre in the attractive setting of Simmons Park. The town has schooling from infant to sixth form level. Okehampton gives direct access to the A30 dual carriageway, providing a link west into Cornwall and east to Exeter with its M5 motorway, main line rail and international air connections. From Petrockstowe, there is easy access to the scenic Tarka Trail and the Dartmoor National Park is easily accessible at Okehampton. The North Devon towns of Bideford, Barnstaple and Torrington are within easy driving distance, as are the coasts of Devon and Cornwall, with attractive beaches and delightful coastal scenery.

### DESCRIPTION

A charming two bedroom detached cottage situated within the heart of this popular rural village. The property benefits from independent electric heaters, together with UPVC double glazing. There is a modern kitchen/breakfast room and first floor bathroom, together with a dining room/snug and cosy sitting room. Externally there is a courtyard garden to the rear, together with a useful workshop. Parking is on street and the property is offered with no ongoing chain.

### ACCOMMODATION

Covered ENTRANCE PORCH: With bench seats and double glazed door to ENTRANCE HALL: Under stairs storage cupboard, doors to KITCHEN/BREAKFAST ROOM: Range of timber base cupboards and drawers with matching wall cupboards over. Space for electric cooker with extractor vent over. Plumbing and space for washing machine. Inset sink and drainer, double

glazed window to front. Electric heater, space for table, DINING ROOM/SNUG: Double glazed window to courtyard, electric heater, door to REAR PORCH: Electric heater, door to courtyard. SITTING ROOM: Dual aspect double glazed windows, Feature stone fireplace with cloam oven and inset oil fired stove (not currently connected). Electric heater. staircase to first floor.

FIRST FLOOR LANDING: Fitted cupboard, doors to, BEDROOM 1: Double glazed window to front elevation, electric heater, airing cupboard with hot water cylinder and linen shelving. Fitted cupboard. BEDROOM 2: Shelved recess, double glazed window to rear with views, electric heater. BATHROOM: Modern white suite comprising panelled bath with electric shower over, pedestal wash basin, WC, heated towel rail, opaque window to front.

### OUTSIDE

A gate to the side of the house leads to a paved pathway extending around to the rear porch, There is a small paved seating area set above and areas for planting on top of the retaining wall. Adjacent is a generous WORKSHOP: With personal door and window to side, light and power connected. Parking is on street to the front of the house. Exterior tap.

### SERVICES

Mains electricity, water and drainage.  
Broadband Coverage: Superfast available up to 80Mbps (Information from Ofcom)  
Mobile Coverage: 02, 3 and Vodafone: Good Outdoor (Information from Ofcom)

### DIRECTIONS

For SAT NAV purpose the postcode is EX20 3HQ  
what3words unusually.football.eruptions

### AGENTS NOTE

Please note the garden is on a possessory title.





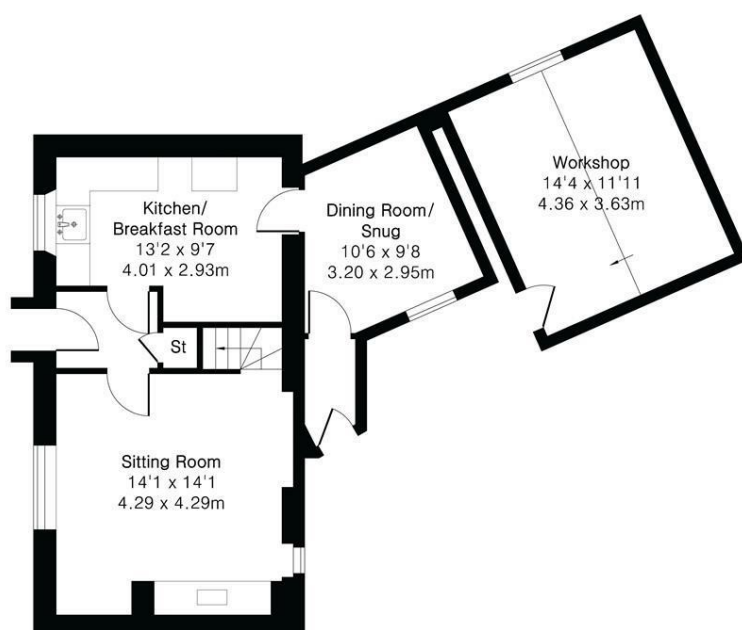


**Approximate Gross Internal Area 835 sq ft - 78 sq m  
(Excluding Workshop)**

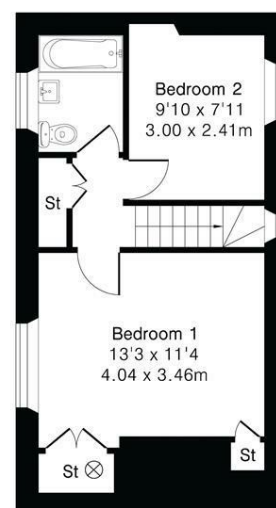
Ground Floor Area 484 sq ft – 45 sq m

First Floor Area 351 sq ft – 33 sq m

Workshop Area 170 sq ft – 16 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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-39) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

01837 659420

okehampton@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London