

STAGS

Blacksmith Cottage

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, South Tawton, Okehampton, EX20 2LP

Okehampton 5 Miles, A30 3 Miles, Exeter 19 Miles.

A delightfully presented two bedroom detached village home with garden and off road parking.

- Sitting Room
- Two Bedrooms
- Garden and Parking
- Village Location
- Council Tax Band B
- Kitchen/Dining Room
- Shower Room
- Home Office
- Freehold
- EPC Band F

Guide Price £379,950

SITUATION

Blacksmith Cottage occupies a central position in the heart of South Tawton, a picturesque and highly desirable rural community nestled within a conservation area and set with the northern boundaries of the Dartmoor National Park. The village itself boasts a historic parish church, and a charming church house. Just a short distance away, is the neighbouring village of South Zeal, which offers an excellent primary school and two further traditional public houses. The historic market town of Okehampton lies approximately five miles to the west, providing a comprehensive array of amenities including three major supermarkets, an eclectic mix of independent and national shops, and a modern leisure centre surrounded by Simmons Park. For outdoor enthusiasts, the rugged expanse of Dartmoor National Park are directly accessible via a network of local footpaths and bridleways, offering limitless opportunities for walking, riding, and exploring unspoilt natural scenery. Furthermore, the property enjoys easy access to the A30 dual carriageway, facilitating easy travel across the region.







DESCRIPTION

A truly delightful, detached former blacksmiths cottage, thoughtfully presented in immaculate order throughout. Retaining a wealth of character, the home has recently been enhanced with a modern oil central heating system, perfectly complemented by a woodburning stove in the main reception room. The well-proportioned accommodation features a newly added, stylish kitchen, alongside a modern shower room, sink, and WC. There are two first-floor double bedrooms, with the primary bedroom newly appointed with bespoke fitted cupboards and drawers featuring integrated lighting. Externally, the property benefits from an enclosed rear garden with sunken patio, private off-road parking and a fully insulated detached home office. The property is offered with no ongoing chain.

ACCOMMODATION

ENTRANCE HALL: A welcoming and spacious hallway featuring a travertine tiled floor, fitted bookshelf and an understairs storage cupboard. Stairs rise to a half-landing with external door to the rear garden and continue to the first floor. SITTING ROOM: Highlighted by an exposed stone feature wall housing a modern woodburning stove set upon a slate hearth. Double-glazed window to the front elevation with fitted shutters. KITCHEN/DINING ROOM: Featuring a newly added stylish kitchen comprehensively fitted with a range of modern wall and base units complemented by solid wood work surfaces and fitted appliances. These include a 'Smeg' range style cooker with extractor hood over and integral slimline dishwasher. Finished with travertine tiled flooring, space for a dining table and a front-facing double-glazed window with fitted shutters. FIRST FLOOR LANDING: Providing access to the primary bedrooms and shower room. BEDROOM 1: A double room with vaulted ceiling and exposed timbers. Rear-facing Velux roof light and newly added bespoke fitted cupboards and drawers with integrated lighting. BEDROOM 2: A further double bedroom with vaulted ceiling and exposed beams, a rear Velux roof light and a side window offering views toward Dartmoor. Overhead storage and fitted cupboards along one wall (with hot water tank) Fitted bookshelf. SHOWER ROOM: Appointed with a modern suite comprising a corner shower enclosure with electric shower, WC, vanity wash basin and heated towel radiator. Velux roof light and blind.

OUTSIDE

To the rear of the cottage lies a delightful, fully enclosed garden primarily laid to lawn, framed by mature shrubs, trees, and established borders. Additional outdoor features include a timber store shed equipped with power and light, a and a secluded sunken paved patio area. Set within the garden is a Home Office, constructed by Shields Buildings. This versatile, fully insulated space benefits from power, light, broadband connectivity and upvc double-glazed French doors opening directly onto the garden. A pedestrian gate at the rear leads out to a dedicated off-road parking space for one/two vehicles.

SERVICES

Mains electricity, metered water and drainage. Oil central heating. Mobile Coverage: EE Good outdoor, variable in home. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services. Broadband Coverage: Ultrafast in area up to 1800 Mbps (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

DIRECTIONS

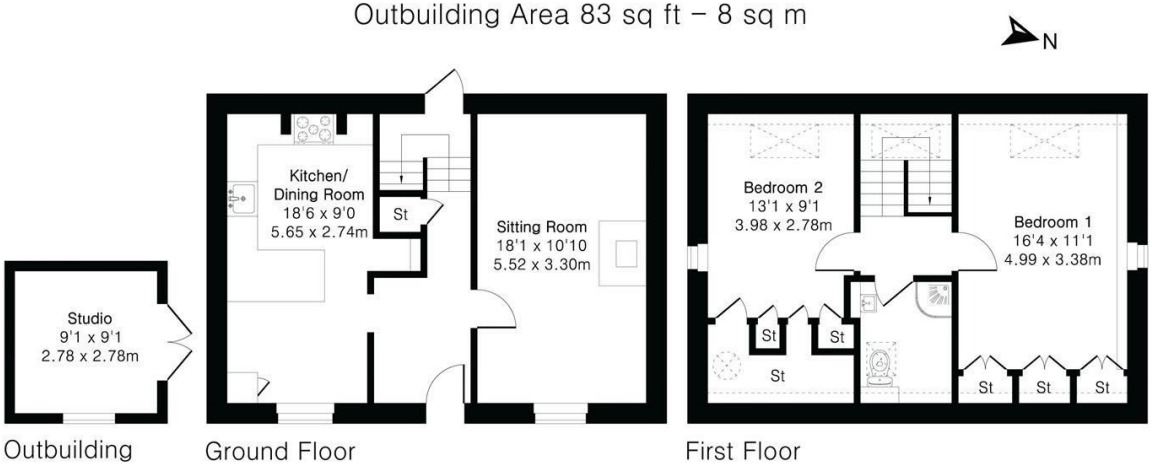
For Sat Nav purposes the postcode is EX20 2LP. what3words node.chilling.relaxing



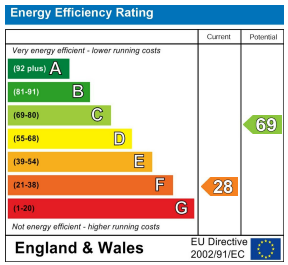




Approximate Gross Internal Area 996 sq ft - 92 sq m
(Excluding Outbuilding)
Ground Floor Area 498 sq ft – 46 sq m
First Floor Area 498 sq ft – 46 sq m
Outbuilding Area 83 sq ft – 8 sq m



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.



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