



Bramble Bounsell's



Torrington 6 Miles, Bideford 12 Miles, Okehampton 13 Miles.

A charming Grade II listed detached cottage with gardens and off road parking.

- Sitting Room And Snug
- Kitchen/Dining Room And Utility Room
- Four Bedrooms
- Bathroom And Shower Room
- Gardens And Parking
- Garden Room And Stores
- No Ongoing Chain
- Freehold
- EPC Band E
- Council Tax Band D

Guide Price £500,000

SITUATION

The property sits towards the edge of the popular rural village of Merton with easy access to the A386, linking North Devon and Okehampton. Merton is well known for its large village square flanked by a number of period houses and cottages, together with parish church. Facilities include a primary school, local inn and superb modern village hall with excellent sports and community facilities. The village itself is surrounded by rolling typically Devon countryside, the Torridge valley being famous for its connection with Tarka the Otter and the well known Tarka Trail with walking and cycling runs close to the village. There is easy access to the market towns of Great Torrington and Bideford to the north and Hatherleigh and Okehampton to the south. From Okehampton there is direct access to the A30 dual carriage way providing a direct link to Exeter with its M5 motorway, main line rail and international air connections. The Dartmoor National Park is accessible at Okehampton whilst the north coasts of Devon and Cornwall have delightful beaches and attractive coastal scenery.

DESCRIPTION

A charming Grade II listed detached cottage, situated within this favoured Devon Village. Offered in excellent decorative order throughout, yet retaining many original period features, which include, exposed timbers and beams and fireplaces with cloam ovens. These are now served by two multi fuel stoves and there are additional moveable independent electric radiators. The original features are complemented by a modern country kitchen/breakfast room, a well fitted bathroom with shower and a shower room. Further rooms on the ground floor include a utility room and cosy snug. Accessed via two staircases, are four comfortable bedrooms. The cottage offers well tended gardens to the front and rear, with a large garden room with fitted bar. The front courtyard provides ample parking and a patio area, together with a generous storage shed and store.

ACCOMMODATION

Via covered thatch porch and door to ENTRANCE HALL: Engineered oak floor, doors to, KITCHEN/BREAKFAST ROOM: A dual aspect room with well fitted 'Ashgrove' kitchen, offering a range of wall/base cupboards and drawers with oak worktops over and inset sink and drainer. Matching larder cupboard. 'Rangemaster' cooker with extractor hood over. 'Marland' brick floor, Feature Fireplace with cloam oven and inset 'Woodwarm' multi fuel stove. Beamed ceiling. Door with staircase to first floor. UTILITY ROOM: Fitted worktop with inset sink, plumbing and space below for washing machine and tumble drier.

Window to side, door to rear garden, quarry tiled floor. WET ROOM: With electric shower, vanity wash basin and WC. Opaque window to rear. REAR HALL: Quarry tiled floor, door and window to garden. SITTING ROOM: Engineered oak floor, window to front aspect. Inglenook fireplace with inset 'Woodwarm' multi fuel stove and cloam oven. Beamed ceiling. INNER LOBBY: Staircase to first floor, under stairs storage cupboard, doors to. SNUG: A cosy room with dual aspect windows and engineered oak floor. BATHROOM: Vanity wash basin with marble top, panelled bath with Victorian style mixer tap and shower attachment. WC. Heated towel radiator. Access to loft space. Airing cupboard with hot water cylinder.

FIRST FLOOR LANDING: Recess with hanging rail. Exposed timbers, Doors to BEDROOM 2: Ornate cast iron fireplace, window to front aspect. BEDROOM 3: Exposed timbers, window to front. BEDROOM 1: Fitted wardrobes, exposed timbers, window to front aspect. REAR LANDING: Door to BEDROOM 4: Access to loft space and window to side aspect overlooking paddock.

OUTSIDE

Double gates at the side of the cottage, open to an enclosed courtyard, providing parking and turning area for several vehicles. Adjacent is a useful STORE with a further lower STORE accessed from the lane. Within the courtyard is a patio area, bordered by well stocked flowerbeds and borders. A gravelled path extends around to the rear, where there is a covered log store and gate to the rear of the cottage. There is a further gate to the lane and steps lead up a lawned garden with central pathway. Flanked by mature flowerbeds and shrub borders. GARDEN ROOM: A superb, light entertaining space with dual aspect windows and French doors. Fitted bar and light and power connected. Adjacent is a patio area and external power socket.

SERVICES

Mains electricity, metered water and drainage. Broadband Coverage: Superfast upto 80 Mbps available (Ofcom) Mobile Coverage: 02 limited. All providers likely outdoors.

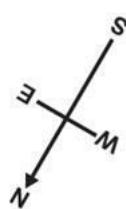
DIRECTIONS

what3words idealist.marathon.apple For SAT NAV purposes the postcode is EX20 3DS.

AGENTS NOTE

Adjoining the garden is an additional paddock area, currently rented from the Clinton Devon Estate. This is currently rented at £320 per annum on a yearly basis. Subject to approval, this may be possible to continue.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025. Produced for Stags. REF: 1254692

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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(01-01)	A		
(02-02)	B		
(03-03)	C		
(04-04)	D		
(05-05)	E		
(06-06)	F		
(07-07)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		66	42

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