



STAGS

17 South Street, Hatherleigh, Okehampton,
Devon, EX20 3JB

Superbly spacious refurbished cottage in delightful
market town.

Okehampton 8 Miles A30 10 Miles Exeter 31 Miles

• Sitting Room • Kitchen • Superb Dining Room/Conservatory • Utility &
Cloakroom • 3 Bedrooms • Bathroom • Delightful Courtyard Garden •
Double Glazing & Under Floor Heating •

Guide price £185,000

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SITUATION

The property is situated in the heart of the historic market town of Hatherleigh. The town has 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. The town has a modern state of the art hospital, leisure centre and schooling from infant to A-level standard. From Okehampton there is 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 riding, walking 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

The property comprises a period terraced cottage which has undergone extensive modernisation and

refurbishment within recent years. There is extensive double glazing and underfloor heating and a feature of the property is the delightful dining room/conservatory, a light and spacious room with bi-folding french doors to the courtyard. This is a delightful modernised cottage in this popular market town and must be internally viewed to be appreciated.

ACCOMMODATION

SITTING ROOM: Window to front with bench seat, fireplace recess with exposed stonework and fitted Parkray solid fuel stove, part glazed front door, timber laminate flooring with underfloor heating. **LOBBY:** With understair recess, part glazed door to rear courtyard. Stairs to first floor. **KITCHEN:** Recently re-fitted with shaker style units in charcoal with cream granite work surfaces. Inset four ring hob with electric oven beneath and extractor unit above. Inset porcelain sink with mixer tap, space and plumbing for dishwasher, worksurface with cabinets and pan drawers beneath, fitted larder cupboard, inglenook fireplace with clome oven and slate hearth, fitted woodburning range with baking oven and hot plates. Back boiler supplying domestic hot water, space for large fridge/freezer. **DINING ROOM/ CONSERVATORY:** Double glazed vaulted ceiling, making this a particularly and light spacious room with tri-fold double glazed doors, allowing the room to be completely



opened to the courtyard. Timber laminate flooring with underfloor heating. REAR LOBBY: CLOAKROOM: With wc and tiled floor. UTILITY ROOM: Single drainer stainless sink unit with mixer tap, space and plumbing for automatic washing machine, space for tumble drier, heated towel rail, tiled floor.

FIRST FLOOR. LANDING: Laminate flooring with underfloor heating. BEDROOM 1: Window to front with outlook forwards Dartmoor, laminate floor with underfloor heating. BEDROOM 2: Window to front with deep sill, laminate floor with underfloor heating. BEDROOM 3: Currently fitted with an extensive range of shelves and cupboards, ideal as home office or for hobbies, and removable if required. Built in airing cupboard housing factory lagged hot water tank with immersion heater. Window to rear with views over Hatherleigh. Laminate flooring with underfloor heating. BATHROOM: Recently re-fitted white suite comprising panelled bath with electric shower unit and slate tiled splashbacking, pedestal wash basin with tiled splash backing, low level WC, vanity light and shaver point.

OUTSIDE

Immediately to the rear of the property is a secluded courtyard garden area, incorporating concrete patio, ideal

for tubs and planters. The courtyard is fully accessible from the DINING ROOM/CONSERVATORY: Via tri-fold doors. Outside tap.

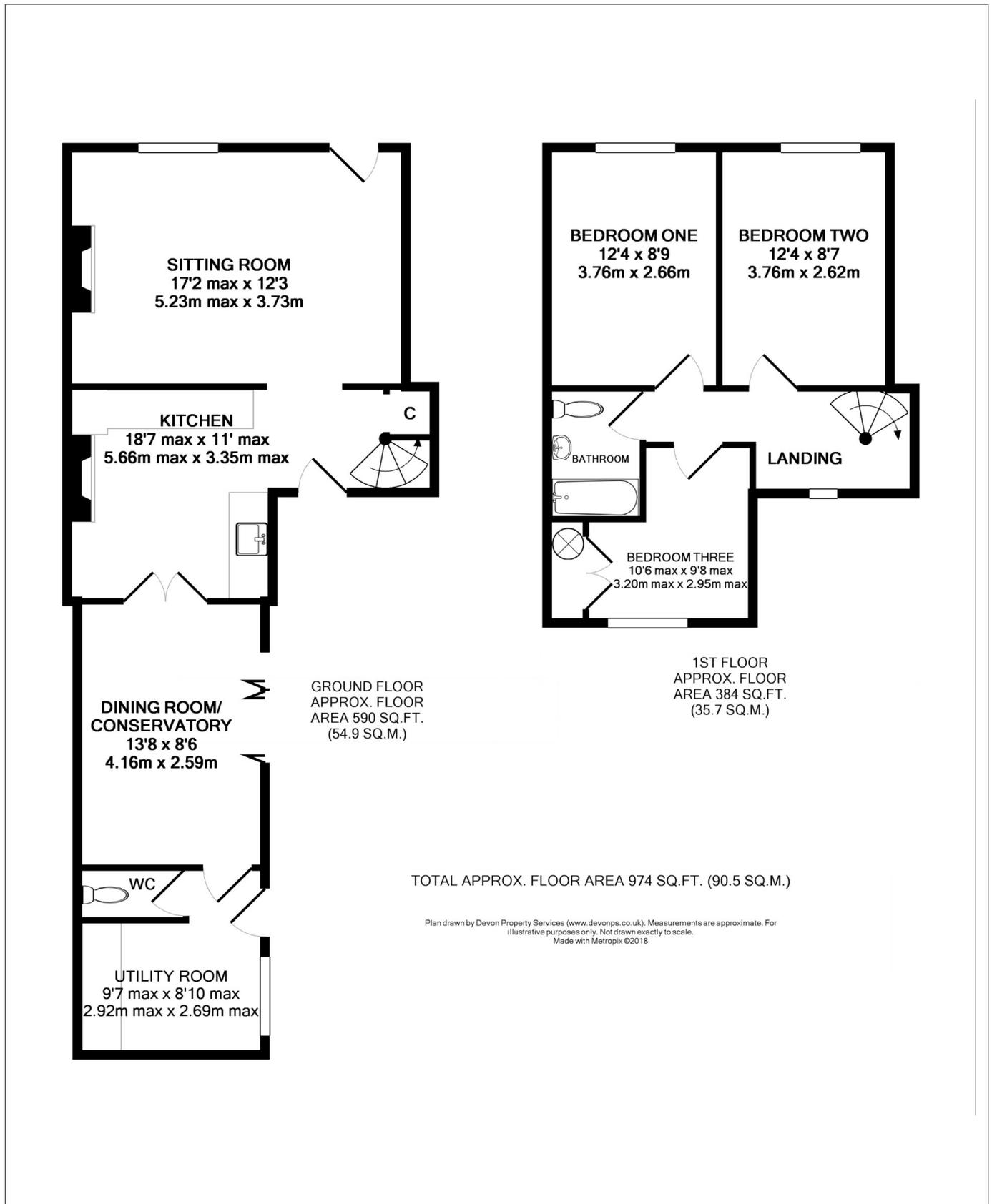
DIRECTIONS

From Okehampton proceed out of the town in a northerly direction following the A386 to Hatherleigh. At the mini roundabout on the edge of Hatherleigh turn right towards the town, going around the left hand bend and proceeding ahead for a short distance before turning right into South Street, by the primary school. Proceed up the hill for a short distance, where upon number 17 will be found upon the left hand side.

SERVICES

Mains Electricity, Water and Drainage.





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