



3 Barton Cottages

3 Barton Cottages, Throwleigh, Okehampton, EX20 2HS



Okehampton 7.5 Miles, A30 3 Miles,
Exeter 21 Miles.

A delightful chain free, large two bedroom cottage with garden and garage, situated within this favoured Dartmoor Village.

- Sitting Room
- Kitchen/Dining Room
- Shower Room and Bathroom
- Two Bedrooms And Study Area
- Garage And Garden
- Dartmoor Village Location
- No Chain
- Freehold
- Council Tax Band D
- EPC Band D

Guide Price £385,000



SITUATION

The property sits within the heart of the picturesque Dartmoor village of Throwleigh. The village itself has an historic 15th century church, whilst in the nearby hamlet of Wonson, there is the well known local inn, the Northmore Arms and Village Hall. From the village there are many footpaths leading into the surrounding countryside and woodlands and up onto the high moor with many opportunities for riding, walking and outdoor pursuits. The popular Dartmoor town of Chagford is some three miles away offering a good range of day to day and specialised independent shops, as well as a primary school, Montessori nursery, public houses and hotel, a health clinic, dentist and library. The town of Okehampton offers a wider range of shops, services, education and recreational facilities. From Throwleigh, there is easy access to the A30 dual carriageway, providing a direct link with the cathedral and university city of Exeter with its M5 motorway, main line rail and international air connections.

DESCRIPTION

This lovely semi-detached cottage, is of stone construction under a pitched roof, nicely located within the popular Dartmoor Village of Throwleigh. The cottage is deceptively spacious and offers a generous floor area for a two bedroom home. The accommodation opens with a large, welcoming entrance hall leading through to a generous sitting room with woodburning stove, a well fitted kitchen/dining room, utility area and cloakroom. On the first floor, the notably spacious landing offers an obvious opportunity to be reinstated as a third bedroom, subject to the necessary consents or a generous study area. There are two large bedrooms, a shower room and bathroom. Outside, the property is complemented by well-tended gardens, a single garage, and attractive views across the surrounding Devon countryside to the rear and Church from the front elevation. Offered to the market with no forward chain, the property represents an ideal opportunity for those seeking a principal residence, country retreat, or downsizing move with exciting scope for personalisation.

ACCOMMODATION

Via stable door to ENTRANCE HALL: A spacious welcoming hall with slate flooring, windows to front elevation and staircase to the first floor. SITTING ROOM: Feature woodburning stove with slate hearth. Slate floor, fitted shelving, windows to front elevation. UTILITY ROOM: Floor and wall cupboards, slate flooring, door to side path. CLOAKROOM: WC, wash hand basin, slate floor. Opaque window to side. KITCHEN/DINING ROOM: Extensive range of

modern floor and base cupboards with inset sink and built-in appliances. These include an integral electric oven, induction hob with extractor hood over, microwave combi oven, dishwasher and space for a fridge/freezer. Plumbing and space for washing machine, slate floor and oil-fired central heating boiler. Window to rear and double glazed French doors open out to the garden.

FIRST FLOOR LANDING: A large open space, perfect as an office/study area, or potential to be reinstated as a third bedroom, subject to requirements. Dual aspect windows, exposed granite wall and access to loft space.

BEDROOM 1: A front facing, large double room with views toward the Church, fitted wardrobes.

BEDROOM 2: Large window to rear with countryside views. Airing cupboard with hot water tank and shelving. BATHROOM Modern white suite comprising, timber panelled bath, WC and vanity

wash basin. Heated towel radiator, half-tiled walls, tiled floor and opaque window to rear. SHOWER ROOM: Fully tiled double walk in shower unit with electric shower, wash hand basin, heated towel radiator.

OUTSIDE

To the rear, an attractive and fully enclosed garden is predominantly laid to lawn, bordered by a variety of mature shrubs and bushes. Steps lead up to a raised timber decking area adjoining the rear of the house, with French doors opening to the kitchen/dining room and offering space to enjoy the views to the rear over the surrounding countryside. A rear pedestrian gate gives access to the shared driveway and GARAGE: With an up-and-over door, the single garage benefits from both power and lighting, providing ideal storage or vehicle space.

SERVICES

Mains electricity, water and drainage. Oil central heating.

Mobile Coverage: All major providers, good outdoors. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

Broadband Coverage: Superfast in area up to 40 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 2HS. what3words scouted.proofread.energy

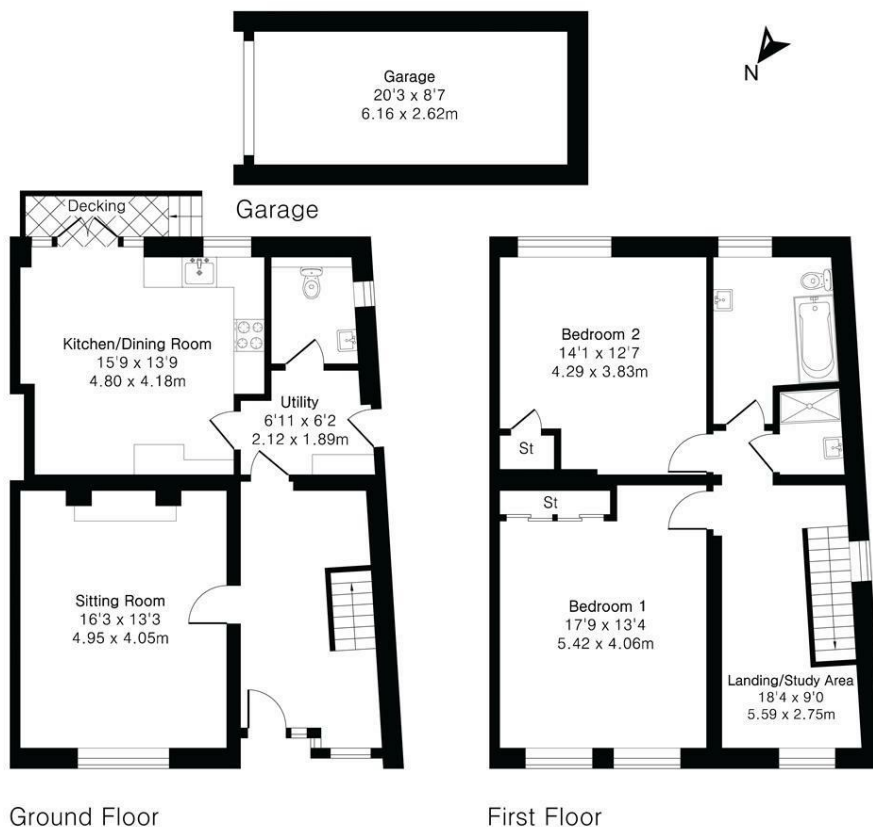


**Approximate Gross Internal Area 1404 sq ft - 131 sq m
(Excluding Garage)**

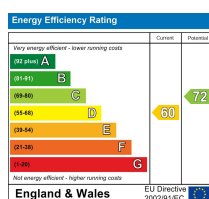
Ground Floor Area 695 sq ft – 65 sq m

First Floor Area 709 sq ft – 66 sq m

Garage Area 174 sq ft – 16 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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