

Stable Cottage

Stable Cottage, South Tawton, Okehampton, Devon, EX20 2LP







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

A delightfully presented and extended three bedroom barn conversion, with gardens and off road parking.

- Kitchen/Breakfast Room
- Sitting Room
- Dining Room
- Three Bedrooms
- Shower Room and Bathroom
- Gardens and Parking
- Dartmoor Village Location
- Freehold
- EPC Band D
- Council Tax Band B

Guide Price £385,000

SITUATION

Stable Cottage is located within the heart of South Tawton, a picturesque and highly desirable rural community 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

Stable Cottage is a charming three bedroom semi detached barn conversion situated within this favoured Dartmoor Village. The property is offered in excellent order throughout and benefits from oak and UPVC double glazed windows. together with oil fired central heating. The living accommodation floors are a combination of attractive porcelain and limestone tiles, together with engineered oak floor to the bedrooms. The property has been significantly updated, remodelled and extended since the current vendors occupation, with a particular feature being the superb light and well fitted kitchen/breakfast room with quartz worktops and bifold doors opening to the garden. Externally there is ample parking, whilst the rear garden incorporates, areas of lawn, shrubs and trees, together with seating areas.

ACCOMMODATION

A double glazed door opens to a welcoming ENTRANCE HALL: with tiled floor and fitted seat with cloaks and shoe cupboard. SHOWER ROOM: Shower cubicle with mains fed shower, vanity wash basin, WC, tiled floor, heated towel rail and window to the rear. UTILITY CUPBOARD: Plumbing and space for washing machine. DINING ROOM: Staircase to first floor, tiled floor, window to front elevation. Opening to the SITTING ROOM: A dual aspect room with feature wood burning stove and slate hearth. Tiled floor. KITCHEN/BREAKFAST ROOM: A light well fitted kitchen with a range of cupboards and drawers with quartz worktops over and matching breakfast bar. Integral dishwasher and fridge freezer. Electric oven with induction hob over. Tiled floor, large window to side and bifold doors opening to the garden.

FIRST FLOOR LANDING: With doors to THREE BEDROOMS. With engineered oak floors and the main bedroom having a dual aspect. FAMILY BATHROOM: Freestanding bath with shower attachment. Vanity wash basin. WC, tiled floor, window to rear aspect.

OUTSIDE

From the village road, gates open to a concrete drive which serves Stable Cottage and the neighbouring barn. The drive then splits to a private parking area for two vehicles, with additional parking in front of the property if required. Adjoining the parking area are lawned areas with shrub borders. A gate to the side of the cottage leads to the main garden area with gravelled path leading to the rear. Set above are interesting lawned garden areas with shrub and tree borders. Flower beds and a feature walled patio seating area. There is a covered LOG STORE and GARDEN SHED.

SERVICES

Mains electricity, metered water and drainage. Oil central heating.
Mobile Coverage: EE and Vodafone good outdoor, 3 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 cherry.websites.diets



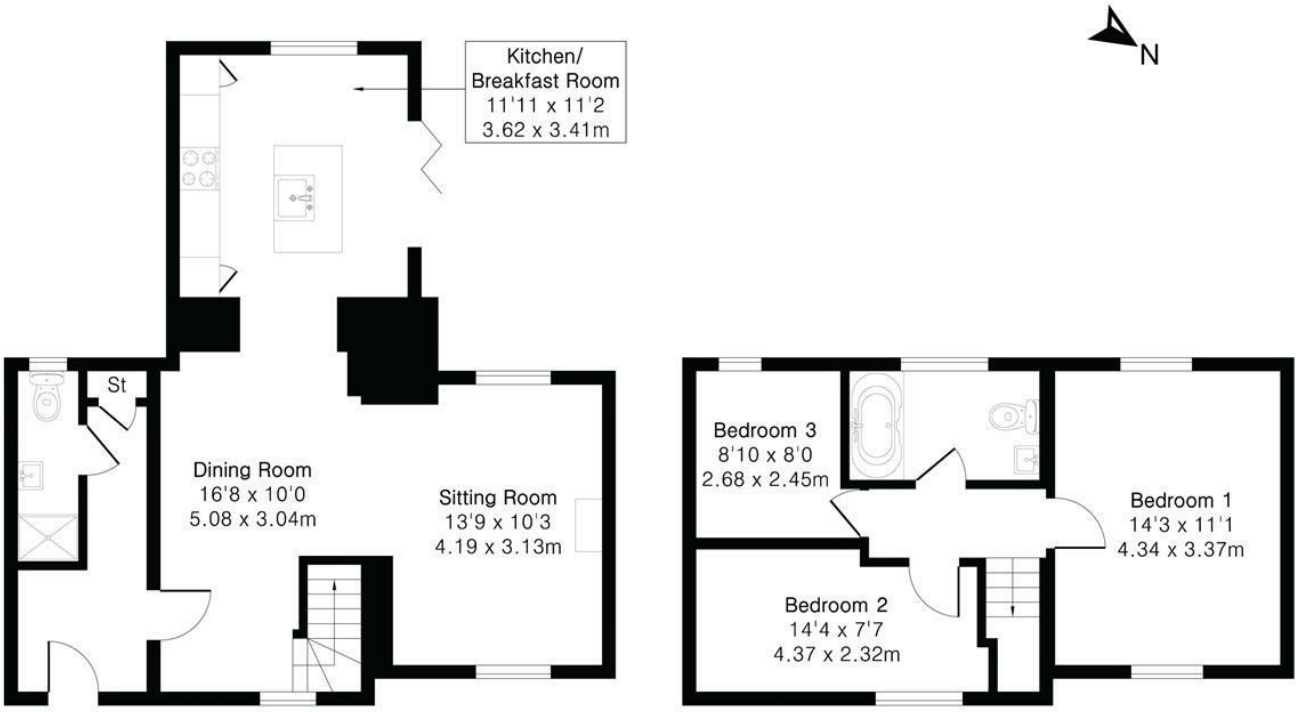








Approximate Gross Internal Area 1037 sq ft - 96 sq m
Ground Floor Area 602 sq ft – 56 sq m
First Floor Area 435 sq ft – 40 sq m



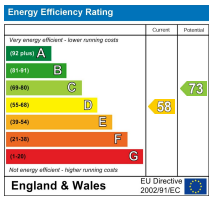
PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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