



MONKROKEHAMPTON

O.I.R.O. **£275,000**

Charming Cottage with Garden & Parking,



4 Bedrooms



2 Bathrooms



2 Reception Rooms



EPC Rating: F (34)

MILLER
TOWN & COUNTRY



- » Character-filled 4 bedroom cottage
- » 2 Bathrooms
- » Private offroad parking
- » Enclosed rear garden with countryside views
- » Idyllic rural location
- » Set in the heart of the village
- » Close to town of Hatherleigh

The Property

The Old Stores is a charming thatched cottage in the heart of the small village of Monkokehampton. It has oodles of period appeal and original features, but is also well-equipped for modern life with an updated kitchen, two modern bathrooms and a separate utility space.

The three primary bedrooms are found upstairs as well as the main bathroom. The fourth bedroom is downstairs and is currently being used as a home office, providing an option for working from home if desired. Beautiful views over the rolling countryside can be enjoyed from the elevated rear garden.



Location

Monkokehampton is a small village to the north of Dartmoor set above the River Okemont. It is 3 miles from the nearby town of Hatherleigh which offers a small supermarket, cafes, doctor, public houses and primary schooling. The larger town of Okehampton is approx. 8 miles away and offers a larger range of services, access to the A30 as well as rail connection to Exeter.

Accommodation

Ground Floor

Living Room 12'9" x 13'5"

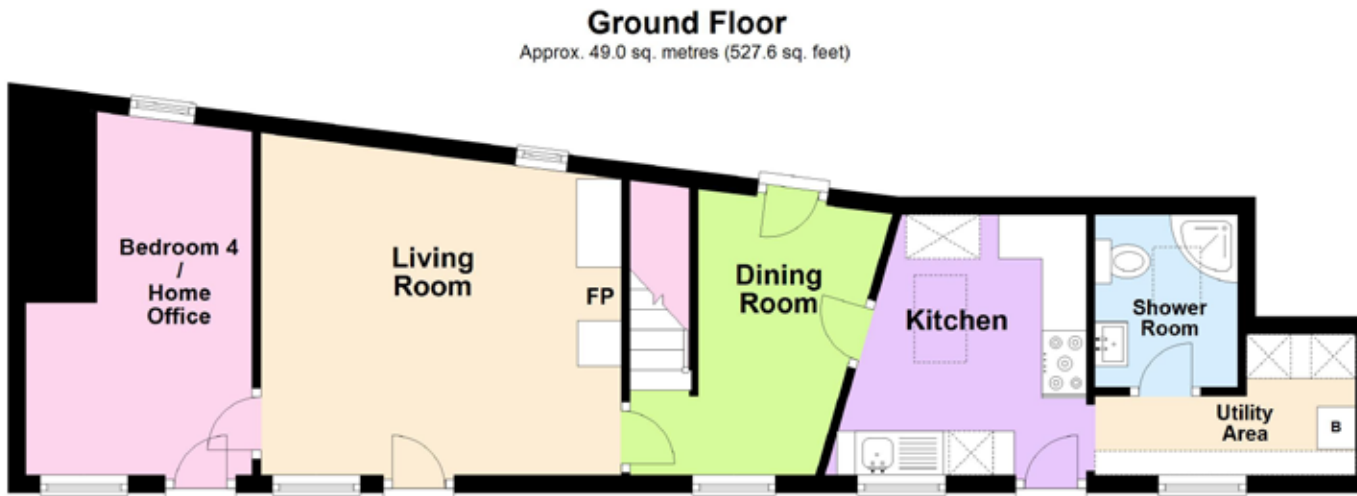
Study / Bedroom 4 13'5" x 9'7"

Dining Room 10'2" x 7'9"

Kitchen 9'8" x 8'10"

Shower Room 6'5" x 5'4"

Utility Area 9'8" x 5'3"



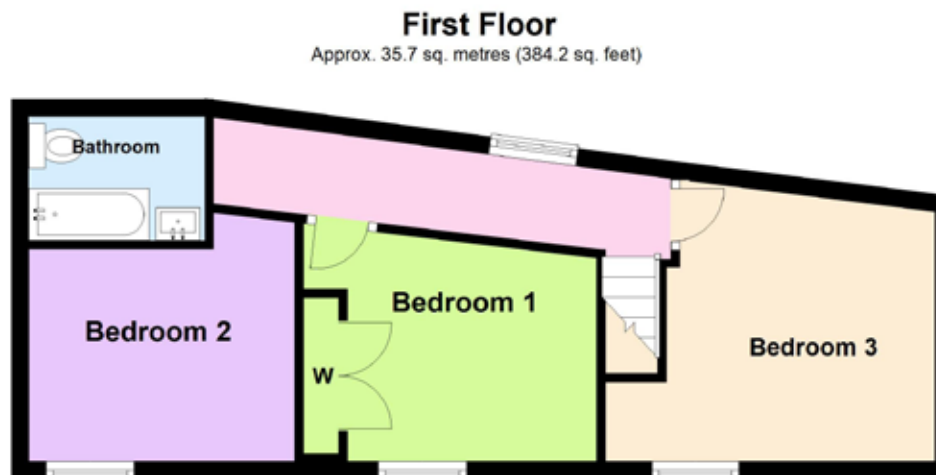
First Floor

Bedroom 1 8'2" x 10'11"

Bedroom 2 9'1" (max) x 9'11"

Bedroom 3 9'4" x 12'3"

Bathroom 6'6" x 4'7"



Total area: approx. 84.7 sq. metres (911.9 sq. feet)

For identification purposes only, not to scale and not to be relied upon.
Plan produced using PlanUp.

Outside

Garden to rear with views over countryside

Shed

Summer House

Private parking for 2-3 cars

Services: Mains electricity, water, drainage

Council Tax Band: C



Miller Town & Country | 01837 54080

2 Jacob's Pool House, 11 West Street,
Okehampton, Devon, EX20 1HQ

okehampton@millertc.co.uk | www.millertc.co.uk



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

**CONSUMER PROTECTION FROM UNFAIR
TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
they form part of any contract.

