

## 5, Queens Hayes Willey Lane, Sticklepath, Okehampton, EX20

Auction Guide Price +++ £140,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 11TH FEBRUARY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- FEBRUARY LIVE ONLINE AUCTION
- FREEHOLD BUNGALOW
- 2 BED | GARDEN
- VACANT | VILLAGE LOCATION
- 4 WEEK COMPLETION

Hollis Morgan – FEBRUARY LIVE ONLINE AUCTION – A Freehold SEMI DETACHED 2 BED BUNGALOW ( 548 Sq Ft ) with GARDEN

# 5, Queens Hayes Willey Lane, Sticklepath, Okehampton, EX20 2NG

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 5 Queens Hayes, Willey Lane Sticklepath, Okehampton, EX20 2NG

Lot Number 59

The Live Online Auction is on Wednesday 11th February 2026 @ 12:00 Noon  
Registration Deadline is on Friday 6th February 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.  
Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### THE PROPERTY

A Freehold semi detached bungalow with accommodation ( 548 Sq Ft ) comprising reception room with adjacent kitchen plus 2 bedrooms and bathroom.

We understand there are private gardens to the front and rear of the property.  
Sold with vacant possession.

Tenure - Freehold  
Council Tax - B  
EPC - D  
Restrictions - S157

### THE OPPORTUNITY

2 BED BUNGALOW | VILLAGE LOCATION

A vacant bungalow in good decorative order in this sought after village.

### S157 | Right to Buy / Right to Acquire

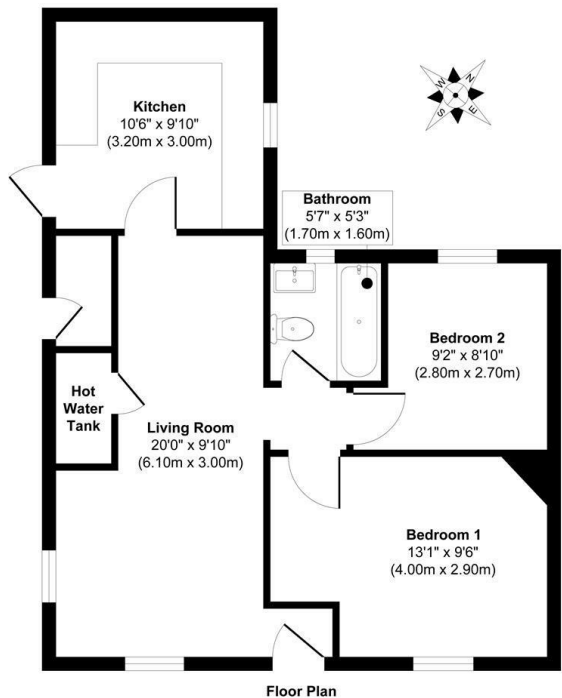
The purchaser hereby further covenants for himself and for any successor in title of his and any person deriving title under him or any such successor with the council that until such time (if any) as may be notified in writing by the council or its successors in title to the purchaser or a successor in title of his there shall be no disposal (as here in before defined) without the written consent of the council which consent shall not be withheld if the conveyance or grant is to a person who (or to the persons one of whom) has through the period of three years immediately preceding the application for consent had his place of work or his only or principle home (or has had the one in part or parts and the other in the remainder of that period of three years) in the region designated by the order of the secretary of state for the purposes of section 157 of the said act of 1985 such region being the County of Devon.

Interested parties to make their own investigations.

### LOCATION

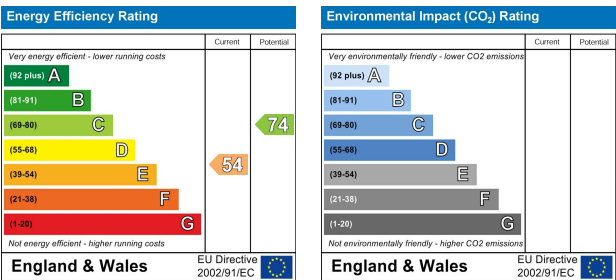
The highly sought after Village of Sticklepath is situated within the Dartmoor National Park and attracts many visitors because of its proximity to Skaigh Valley and to Finch Foundry which is adjacent to the Quaker burial ground. There is a thriving Village Store/Post Office and two Public Houses. The adjacent Village of South Zeal is also located within the Dartmoor National Park and is also a highly sought after Village with an excellent primary school. The Village also has a general store and two Public Houses. Transport links are excellent with the A30 just a short distance providing access to Exeter and a link to the M5.

## Floor plan



Approx. Gross Internal Floor Area 548 sq. ft / 50.97 sq. m  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

## EPC Chart



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## Auction Property Details Disclaimer

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Please refer to our website for further details.