



Oak Beam Cottage

Crockernwell, Exeter EX6 6NB



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Asking Price £170,000

A fantastic opportunity to acquire a two bedroom thatched Grade II listed character cottage in this small village on the northern fringe of Dartmoor National Park. Offering a great project for modernisation it offers a range of character features with a 130ft rear garden offering some rural views and front garden with potential for parking (subject to any necessary consents). Offered with NO UPWARD CHAIN.

Situation

The property is situated near the centre of Crockernwell, an attractive, small village on the northern tip of Dartmoor. The location is favoured for the range of period buildings within the village and ease of access to Dartmoor and the A30 arterial route running the length of the south-west peninsula. Amenities will be found in the nearby village of Cheriton Bishop and the towns of Okehampton and Chagford. Fingle Bridge and Castle Drogo are also located nearby. Exeter is approximately 12 miles distant. Rail stations can be found at both Okehampton and Exeter which also provides access to the airport and M5 motorway.

Accommodation

The front porch has an attractive part leaded and stained glass panelled door leading into a small area for hanging coats and then into the **Living Room**. The room offers a wealth of character features including timber beams, timber window seat and a fireplace with oak lintel housing a gas fired wood effect burner, and parquet flooring. Doors open into the **Kitchen** with a range of storage units, LPG gas cooker and fridge freezer, ceiling timbers, door to rear and a latch door to the stairs leading to the first floor.

To the first floor is a **Landing** with timber shelving and some reduced head height with doors leading to **Bedroom One** and **Bedroom Two** which both benefit from exposed timbers, vaulted ceilings, and oak floorboards. There is also a small **Bathroom** suite comprising a panelled bath with Sadia electric water heater, sink set into vanity unit and low level WC.

Outside

To the front of the property lies an area of **Lawned Garden** 20ft x 20ft (6.3m x 6.3m) with potential to create off street parking (subject to any necessary consents) with a path leading up to the front porch and a side passage leading to the rear.

Directly to the rear is a passage with bin store and space for LPG bottles as well as an open porch area.

A right of way exists for neighbours to use the side passage and passage along the rear of the cottage for their own access. No 2 Duck Alley (the attached neighbour) also has a right of access to a brick built store located in the lower part of the rear garden.

The **Rear Garden** 130ft x 20ft (90m x 6.3m) is a particularly attractive feature offering gently sloping lawned areas with some attractive rural views of the surrounding countryside. There is a Timber Shed (3.01m x 2.30m) in a poor state of repair at the very top of the garden.





Services

Mains electricity, mains drainage and mains water.

Local and Planning Authority

West Devon Borough Council, Kilworthy Park, Tavistock

Telephone: 01822 813600

Council Tax: Band B for 2023/4 will be £1,825 per annum

Energy Performance Certificate

Currently G10 with potential for C70.

Tenure:

The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

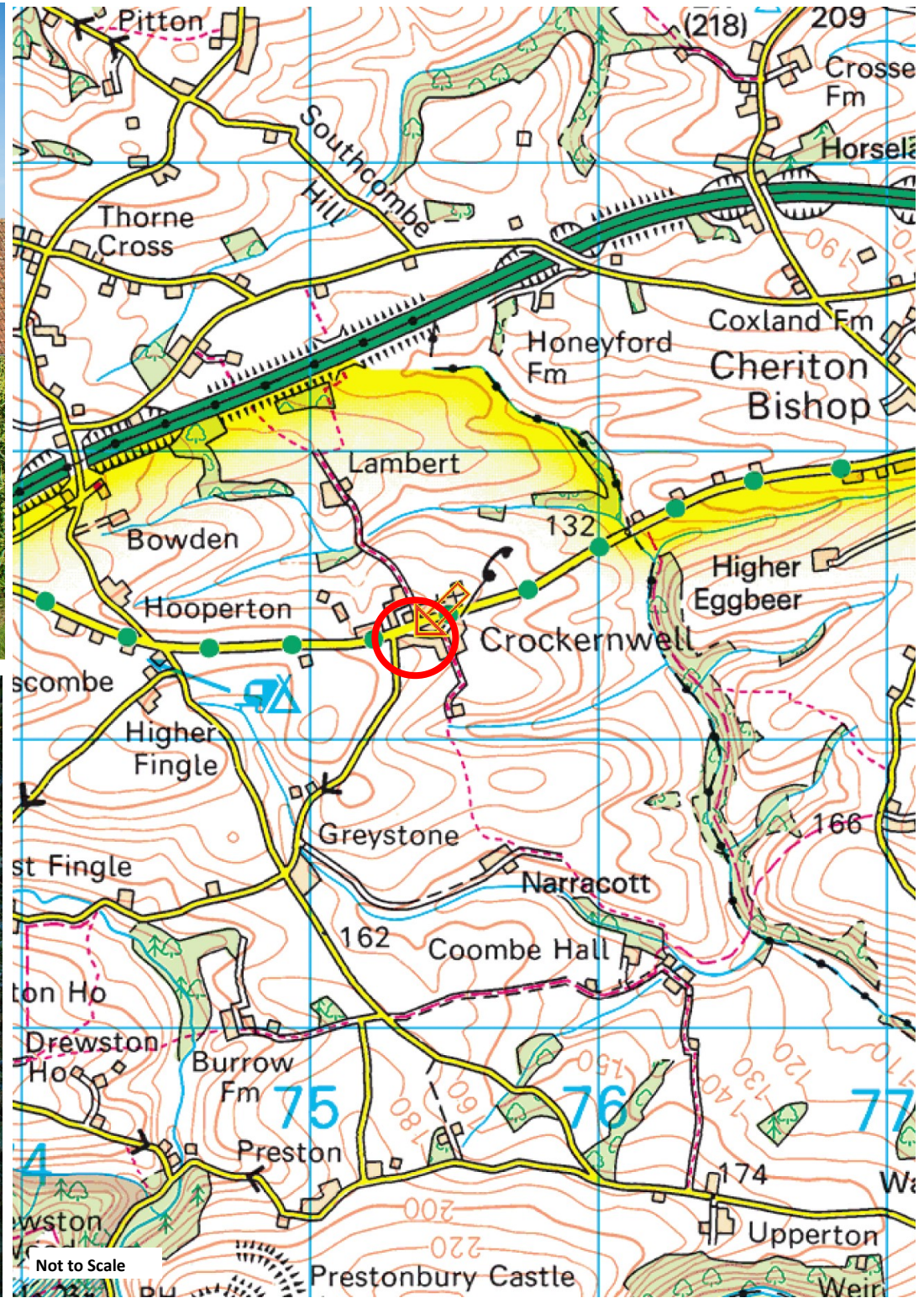
Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277.

Directions:

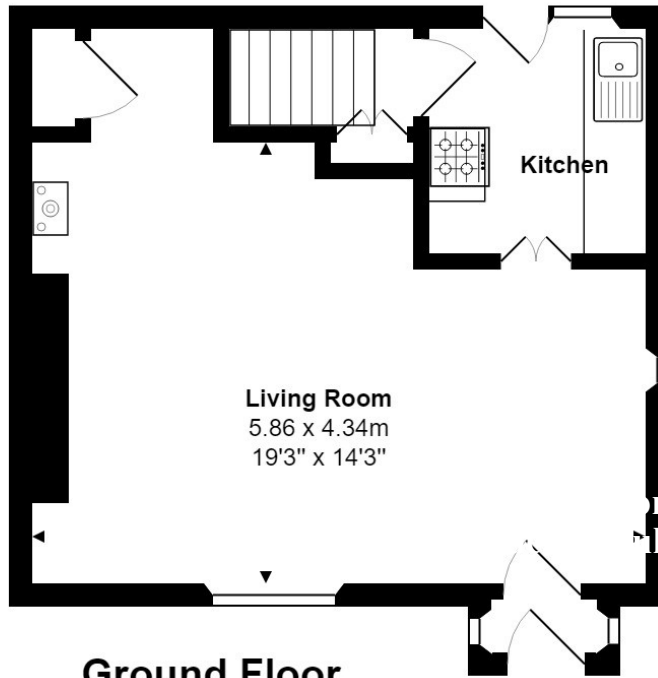
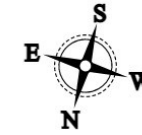
From the A30 heading west take the exit to Cheriton Bishop and continue through the village. The road goes steeply down the hill and back up again. Continue into Crockernwell and Oak Beam Cottage will be found on the left hand side, set back from the road by the entrance to Stonelands and located a few properties before the turning to Fingle Bridge and Drogo Castle.

What3Words: span.inventors.decorator

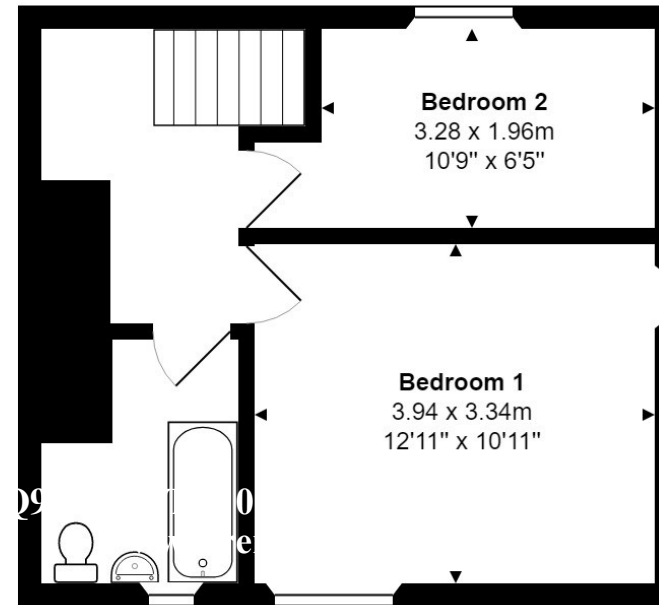




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Ground Floor



First Floor

Total Area: 66.7 m² ... 718 ft²

All measurements are approximate and for display purposes only

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.



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