



Leewood



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Huckworthy Bridge, Sampford Spiney, Devon,
Open Moorland 1.1 miles • Yelverton 2 miles • Tavistock 4.5 miles • Plymouth 11.5 miles (Derriford Hospital 8 miles)

A charming and characterful, Grade II Listed cottage with pretty gardens, in a sought-after riverside hamlet on the edge of Dartmoor, with no onward chain.

- Grade II Listed Cottage
- Characterful, Period Features
- Ample Off-road Parking
- Close to Open Moorland
- Freehold
- 4 Bedrooms, 3 Receptions
- Attractive Gardens
- Picturesque Riverside Hamlet
- No Onward Chain
- Council Tax Band: E

Guide Price £450,000

SITUATION

This property is located in the exclusive, quiet and unspoilt hamlet of Huckworthy Bridge which sits on the River Walkham within Dartmoor National Park. Open moorland is accessible in several directions, including at Huckworthy Common (400 yards on foot) and Plaster Down (1.1 miles), whilst local amenities are available in Horrabridge (1.5 miles) and Yelverton (2 miles). The popular village of Horrabridge is well-served by local amenities including a convenience store and two popular pubs. The desirable village of Yelverton has a parade of shops featuring a minisupermarket, local butchers, cafe and pharmacy, whilst the village also has a GP Surgery, post office and Veterinary Surgery. For sports enthusiasts, golf, cricket, tennis, and bowling clubs are all nearby.

DESCRIPTION

This is an exceptionally rare opportunity to acquire a chain-free, Grade II Listed character cottage in the desirable Dartmoor hamlet of Huckworthy Bridge. A cherished home to our client for over 50 years, the cottage is full of traditional features and offers tremendous scope for an incoming owner to mould the property to their tastes and requirements. The property has four bedrooms, two bathrooms and three receptions in all, although has recently been used as a 3-bedroom residence with an unofficial, self-contained 1-bedroom "annexe". Externally, the property is complemented by attractive cottage gardens and is served by ample off-road parking.



ACCOMMODATION

Throughout the accommodation, there are a number of traditional period features and details including exposed structural timbers, beams and stonework, sash windows, slate window sills, fireplaces and dado rails. The layout is briefly arranged as follows: a canopied porch entrance; the front-facing principal sitting room, centred around a substantial stone Inglenook fireplace currently housing a sizable log burner; a separate dining room; the kitchen, equipped with a range of cupboards and cabinets, with timber block worktops incorporating a Blanco ceramic sink and an oil-fired Aga with dual hotplates and a double oven; an attached garden room/store with patio doors out to the garden; a rear lobby with stairs to the first floor; three principal bedrooms, two of which are doubles and look out over the cottage's gardens and the other is a small single or study room, and; an attractively finished standalone family shower room.

Connecting doorways (currently partitioned) lead into the annexed section of the cottage, which is arranged with a side porch, hallway, cloakroom, kitchenette area (formerly a utility room), sitting room and an en-suite double bedroom on the first floor. Should a purchaser wish to continue to operate the annexe as an independent unit, we suggest they seek any and all necessary consents that may be required.

OUTSIDE

A gravelled parking area provides sufficient space for several vehicles. Some pretty cottage gardens are set out to the front of the property and mainly laid to lawn, interspersed with mature shrubs and trees including a sizable magnolia. The garden offers considerable peace and privacy, and superb potential for keen horticulturists and those who enjoy the outdoors. To the side of the garden is a small walled courtyard featuring a stone and blockwork outbuilding with power and water.

SERVICES

Mains water and electricity are connected. Oil-fired central heating. Private drainage via a shared septic tank. Purchasers are advised that the intention is for the property and its neighbour to separate onto their own individual drainage systems following the completion of the sale. Superfast broadband is available. Limited mobile voice service is available with Vodafone (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

AGENT'S NOTE

This property and two neighbours enjoy a right of access over a shared private lane from the public highway. We understand that the three properties have a liability for repair and maintenance of the lane, proportional to the section of the lane that each uses.

VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with Stags. The What3words.com reference is [///https://pads.exporters.dressings](https://pads.exporters.dressings). For detailed directions, please contact the office.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Bedford Square, Tavistock,
Devon, PL19 0AH

tavistock@stags.co.uk

01822 612458



@StagsProperty

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