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properties



**4 Netherton Hill**  
Drewsteignton, Devon EX6 6QS

**£175,000 Freehold**



### The Property

This is a delightful character cottage. It is terraced and built of stone and cob beneath a slate roof. At the rear is an access path and a stone utility shed/laundry. The ground floor is one large open plan living, eating and kitchen area with windows front and rear and a lovely stone fireplace and wood burner. Upstairs there are two modest double bedrooms and a bathroom with an electric shower above the bath. It is presented in good decorative order and has been re-rendered to the exterior. It would be a great starter home, bolt hole, holiday let or downsizer. Fowlers strongly recommend viewing.

### Situation

Netherton Hill leads off the village square, and it is only about a one minute walk to the cottage. Drewsteignton is a charming Dartmoor village with a superb restaurant, a village pub (closed at the moment), a parish church and great access to countryside paths. A school bus service runs to Chagford Primary school and Okehampton College. About a mile away is the excellent riverside Fingle Bridge Inn by the River Teign. The A30 dual carriageway is about 4 miles away and Exeter is approximately 12 miles.

### Services

Mains water, drainage and electricity.

### Council tax band

Band B

### Directions

What3Words : peach.eliminate.hazel

Park in the village square and take the lane adjacent to the Old Inn Restaurant. This is Netherton Hill and No.4 is about 50 metres down the hill on the right.

- A charming cob and stone terraced cottage
- Just a one minute walk to the village square
- One stone utility shed to rear
- Lovely open plan ground floor living room/kitchen
- Granite fireplace with a newly installed wood burning stove
- First floor landing
- Bathroom/shower
- Two double bedrooms
- Good decorative condition throughout

### Entrance

A stable door leads in from the lane.

### Open plan living room

**17' 3" x 16' 2" (5.25m x 4.92m)**

Just inside the front door is a screen to shield the front door. This open plan room is living room, dining room and kitchen all in one and it has a broad multi paned window to the front with a deep sill and a rear window and opening door panel to the rear for natural light. The fireplace is granite with a stone mantel and a slate hearth with a fitted wood burning stove. To the rear of the room are the fitted kitchen base units with light blue panelled doors and oak worktops. There is a single drainer stainless steel sink with tiled splashbacks and space for an electric cooker and a fridge. A step rises to the rear door. A broad latched internal door leads to the staircase.

### First floor landing

A rear window lets in natural light and there are three latched doors and an access hatch to the roof void.

### Bathroom

**6' 10" x 4' 11" (2.08m x 1.5m)**

This is fitted with a white pressed steel bath with a pair of chromed taps, tiled splashbacks, a wall mounted electric shower units and a shower curtain rail. A low level w.c. is fitted and a wall mounted wash hand basin with tiled splashbacks. There is a shaver point and an extractor fan.

### Bedroom 1

**10' 4" x 8' 1" (3.15m x 2.46m)**

A double room with a part carpeted and part painted wood floor, a multi paned single glazed window to the front, two power points and a built in linen cupboard with an insulated cylinder and immersion.

### Bedroom 2

**13' 2" x 7' 8" (4.01m x 2.34m)**

A small double room with a broad front facing window. There are four power points.

### Exterior

At the immediate rear of the cottage is a shared pedestrian path and No.4 has a right of way down the path and around the cottage at the bottom to Netherton Hill.

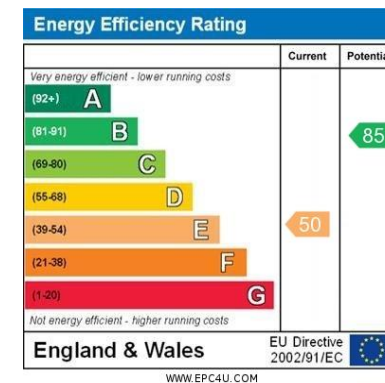
### Stone shed

**5' 6" x 9' (1.68m x 2.74m)**

The property also owns a stone shed with access from the pedestrian path at the rear.

### Note:

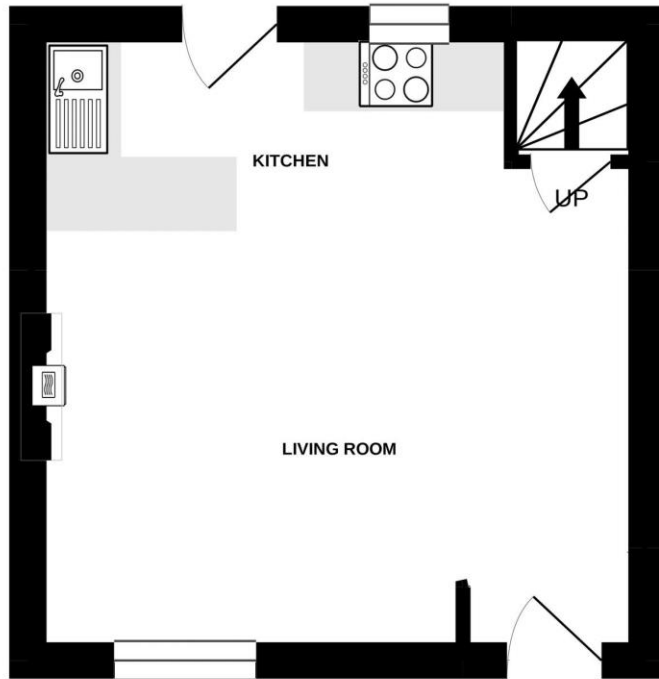
In recent months the cottage has seen the benefit of: 1. Lintel replaced above back door 2. New wood burner and chimney liner 3. Chimney rebuilt and new cowl fitted 4. Gable end rendered and flashing replaced 5. Ridge tiles removed and reset



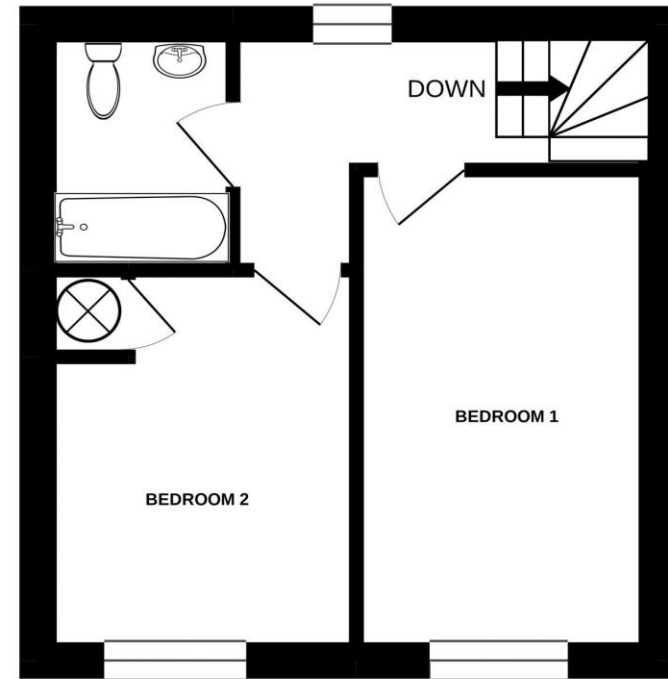
### VIEWING BY APPOINTMENT ONLY

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GROUND FLOOR  
277 sq.ft. (25.7 sq.m.) approx.



1ST FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 558 sq.ft. (51.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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