



**fowlers**  
properties

**Bracon Cottage**  
Sticklepath, Devon EX20 2NW

**£395,000** Freehold



### The Property

Bracon Cottage is a very well presented Grade II listed terraced 17th Century cottage with immense character throughout including exposed structural timbers, a big granite fireplace with wood burning stove, handsome hand made studded oak latched doors throughout, a hand built oak kitchen and smart modern bathroom. The cottage has an electric boiler to radiators. It is well proportioned with two good double bedrooms, a kitchen/dining room and a comfortable sitting room. Outside to the rear is a courtyard which catches the morning sun and a separate well tended garden just a few paces from the courtyard which enjoys a really sunny aspect. There is a private off road parking space close to the back door for convenience. Fowlers very strongly recommend Bracon Cottage and will be delighted to arrange for you to view.

### Situation

Sticklepath is a lovely community with a village shop and Post Office and a good pub. Sited in the village is historic National Trust Finch Foundry and close to Bracon Cottage is the footpath alongside the River Taw that leads up the Skaigh Valley to the open moor at Belstone. There is a village hall and play ground and in the neighbouring village of South Zeal there is a tennis club, football field, Parish church and Primary school. The larger town of Okehampton is only about 3 miles away where there is a wide variety of day to day shops and the A30 dual carriageway is approximately two miles with access into Exeter and the M5, about 20 miles away, or further west into Cornwall.

**Council tax band** Band B

**Services** Mains electricity and water.

### Directions

What three words: mavericks.coveted.width  
Having arrived in Sticklepath locate the Taw River Inn and about six doors along in a westerly direction is Bracon Cottage.

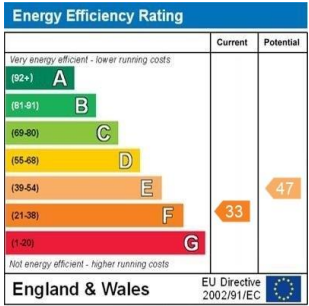
### Entrance lobby

At the front there is a timber front door with glazed panel which leads into a lobby with a stable door into the kitchen/diner, fitted shelving for boots and gloves and some hooks for coats. The floor is laid with wood effect ceramic tiles, an oak cupboard conceals the electric meter and the consumer unit is wall mounted.

### Kitchen/diner

A well appointed double aspect room with a ceramic wood effect floor and a range of handsome carpenter built oak base and wall cabinets with thick oak worktops incorporating a Belfast style porcelain sink with chromed mixer tap, tiled splashbacks, plate rack and space for a freestanding fridge, washing machine and an electric range set in front of the former fireplace which has an oak lintel above. A sturdy timber structural beam spans the room which is large enough for a four seater dining table. The window sills are oak and there is an opening to the rear lobby and a handmade studded oak latched door to the sitting room.

- An attractive Grade II listed character cottage
- Private parking space, courtyard and sunny garden
- Presented in excellent condition throughout and with no onward chain
- Entrance lobby
- Kitchen/dining room with hand built oak kitchen
- Sitting room with granite fireplace and new wood burning stove
- Rear lobby and w.c.
- Spacious landing
- Two double bedrooms and smart modern bathroom
- Electric boiler for heating to radiators





### Sitting room

This is a charming room with a broad window and oak window seat at the front, a large solid granite fireplace with substantial granite lintel and a part tiled and part granite hearth with a new wood burning stove and flue, a painted timber clad ceiling and a large structural beam spanning the room. There are three wall light points, six power points and a double panel radiator.

### Rear hall

The hallway has a ceramic tiled floor, an exposed structural beam, a part glazed rear door, an oak latched door to the w.c., hooks for coats, a staircase to the first floor and an understairs cupboard and recessed laundry area with a worktop and shelving.

### W.C.

Fitted with a white suite of low level w.c. and a small basin set on a vanity cupboard with tiled splashback. The rear facing window is obscure glazed and has an oak sill and there is a slate floor and a ceiling light point.

### First floor landing

Two windows with oak sills fill the landing with natural light and there is a white painted balustrade protecting the stairwell. Exposed roof trusses and structural timbers are visible and there are handmade studded oak latched doors to all rooms and to the boiler cupboard which houses the Elektra Compact electric central heating boiler.

### Bedroom 1

An attractive front facing double room with an oak floor, a secondary glazed front window with oak sill, exposed roof truss and structural timbers, a ceiling light point and four power points.

### Bedroom 2

A double room facing to the front with secondary double glazing and an oak sill. It has exposed structural timbers and truss, a central ceiling light point, a single panel radiator and four power points.

### Bathroom

This is a spacious bathroom with an oak floor and skirtings, an exposed roof truss and structural timbers, two windows with oak sills and an oak medicine cabinet with a small mirror above the sink. It is fitted with a white suite comprising a pressed steel bath with splashbacks tiled to ceiling height, twin chromed taps, a built in wall mounted thermostatic shower and a glazed shower screen, low level w.c. and a pedestal wash hand basin with tiled splashbacks. It has a central ceiling light point and a wall mounted chromed and heated electric towel rail.

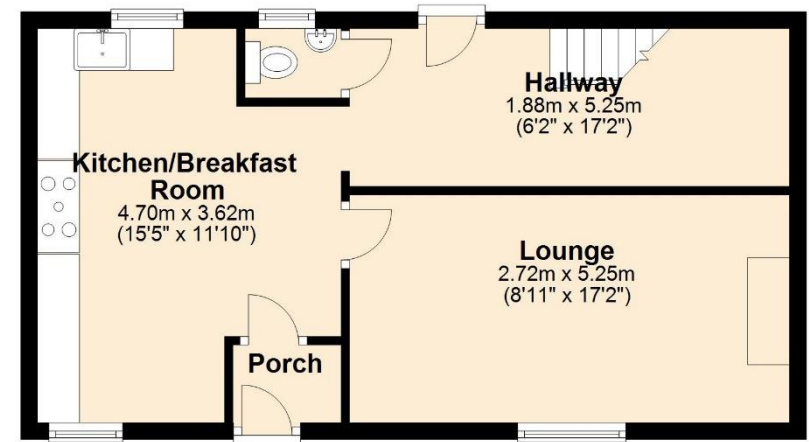
### Exterior

#### Courtyard

Measuring 24' x 14'7/7.31m x 4.44m, this courtyard catches the morning sun and is an enclosed area which is large enough for a bistro set, a shed (10'x 6'/3.04m x 1.82m) and other useful storage closets. A gate leads to the short path way to the private parking space and the gated private garden.

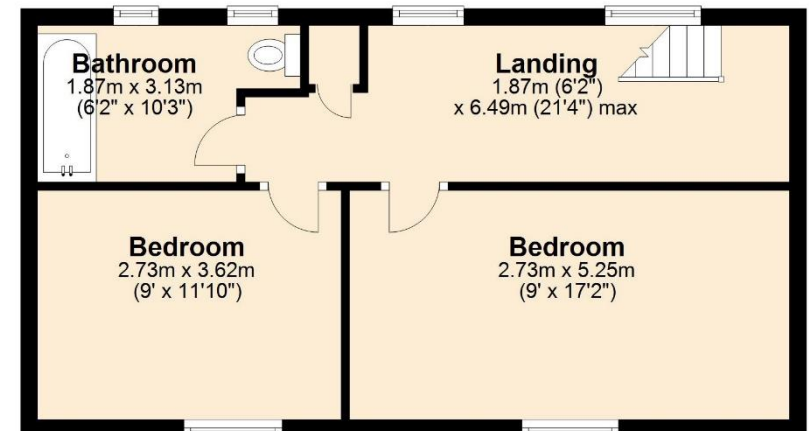
### Ground Floor

Approx. 42.1 sq. metres (453.7 sq. feet)



### First Floor

Approx. 42.1 sq. metres (453.7 sq. feet)



Total area: approx. 84.3 sq. metres (907.4 sq. feet)

### Garden

Measuring 42' x 26'5/12.8m x 8.05m. This garden is principally laid to grass with well stocked borders and shrubberies and clearly delineated boundaries. It is level but slightly elevated and sits behind a low structure so that it gets plenty of sunshine.



#### VIEWING BY APPOINTMENT ONLY

The particulars are produced in good faith and are set out as a general guide only. The agents cannot accept liability for any inaccuracy or misdescription, and these particulars do not constitute any part of a contract and the purchasers should satisfy themselves as to each and every particular. No person in the employment of Fowlers Properties Ltd has the authority to make or give any representation or warranty whatsoever in relation to any property.