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properties

**The Old Post Cottage**  
Docombe, Devon TQ13 8SS

**£635,000** Freehold





### The Property

The Old Post Cottage is a charming detached home which has been maintained to a high standard with high opacity, breathable paints throughout. It enjoys bright accommodation with an entrance lobby that connects to a dining room, a kitchen and a spacious sitting room with fireplace and wood burner on the ground floor. Upstairs there is a small landing and three bedrooms and good views to the surrounding fields. The plot extends to 0.14 acres/0.056 Ha and it is level, mostly laid to grass and sits beside an attractive stream. There is off-street parking and a large single garage. The property is very well presented and Fowlers strongly recommend viewing this delightful home.

### Situation

Docombe is a small village located about 2 miles from the Dartmoor market town of Moretonhampstead. Exeter is only approximately 10 miles away. From Docombe there is excellent access to footpaths and some terrific walks on beautiful nearby Mardon Down where there are far reaching views of the moor and mid Devon. In nearby Moretonhampstead there are surgeries for doctor, dentist and vet, a library, day to day and specialist shops, pubs, cafes and restaurant and good sports facilities with a football pitch, sports centre, tennis club, bowling club, an open air swimming pool, a Primary school and pre-school.

### Services

Mains electricity. Private water and drainage to a septic tank.

**Council tax band** Band D

### Directions

From the centre of Moretonhampstead take the B3212 Exeter road out of town and after about 2 miles you will enter Docombe where white painted Old Post Cottage can be seen on the left just after a small lane that emerges by an old, repurposed telephone box.



- A character detached cottage on a 0.14 acre garden plot thought to date from the early 19<sup>th</sup> Century
- Long southern garden boundary for plenty of sunshine
- Off street parking and garage
- Ground floor underfloor heating
- Entrance lobby
- Dining room
- Kitchen
- Sitting room with stone fireplace and wood burner
- Three bedrooms
- Shower room

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	25	37
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Entrance lobby

A multi paned front door leads into a lobby which has a terracotta tiled floor with underfloor heating and which leads into the dining room.

### Dining room

The bright dining room has a terracotta floor with underfloor heating, a large timber lintel and double glazed window which looks out to the front garden, five LED downlighters, a wall mounted thermostat and an opening through to the kitchen.





### Kitchen

There are two double glazed windows and the one above the sink looks out towards the garden and stream and has a terracotta tiled sill. The floor is laid with terracotta tiles and has underfloor heating and there is a range of base units with painted door and drawer fronts and slate worktops including carved draining channels and an inset double bowl sink and mixer tap. There is space for a dishwasher, washing machine and an upright fridge/freezer, and behind the cooker space is a vibrant tiled splashback. Three ceiling mounted spotlights are fitted and an innovative rope supported dry goods shelf. An opening leads through to the sitting room.

### Sitting room

A bright room enjoying plenty of natural light from the two large double glazed windows with window seats that face in a southerly direction. The light is further enhanced by a double glazed stairwell window and a fully glazed door which leads out to the garden. There is a large stone fireplace with fitted wood burning stove which has a lined flue and sits on a terracotta tiled hearth. To either side of the fireplace are striking built in shelves and cupboards, and there is a wall mounted thermostat for the underfloor heating. Six LED downlighters are fitted, and there is a TV and telephone point and an open tread staircase to the first floor.





### First floor

A stair rope is set in the stairwell and a small fitted cupboard where the electric meter and consumer unit are concealed. On the landing there are two LED downlighters and the wall mounted underfloor heating controls for the shower room.

### Bedroom 1

A bright triple aspect bedroom with double glazed windows with deep sills and a view to the fields across the lane. There are four LED downlighters and four power points.

### Bedroom 2

A latched door leads into this bright room which has a wooden double glazed window with a deep sill and a view to the fields across the lane. There is a recess for a chest of drawers and a built in closet with hanging rail and shelving, three LED downlighters, four power points and a telephone point.

### Bedroom 3

A modest room with space for a double futon. It has two wooden double glazed windows, eaves storage cupboards built in and there are four power points and three LED downlighters.







### Shower room

A double glazed window looks across to fields and the floor is laid to ceramic tiles with underfloor heating. The walk-in shower has a glass screen and fully tiled walls and a built-in thermostatic shower, and there is a low level w.c. and a porcelain basin with brightly coloured tiled splashbacks and mixer tap which is set on a vanity unit. A chromed electric heated towel rail is wall mounted and there is a built in linen cupboard, four LED downlighters and an extractor fan.

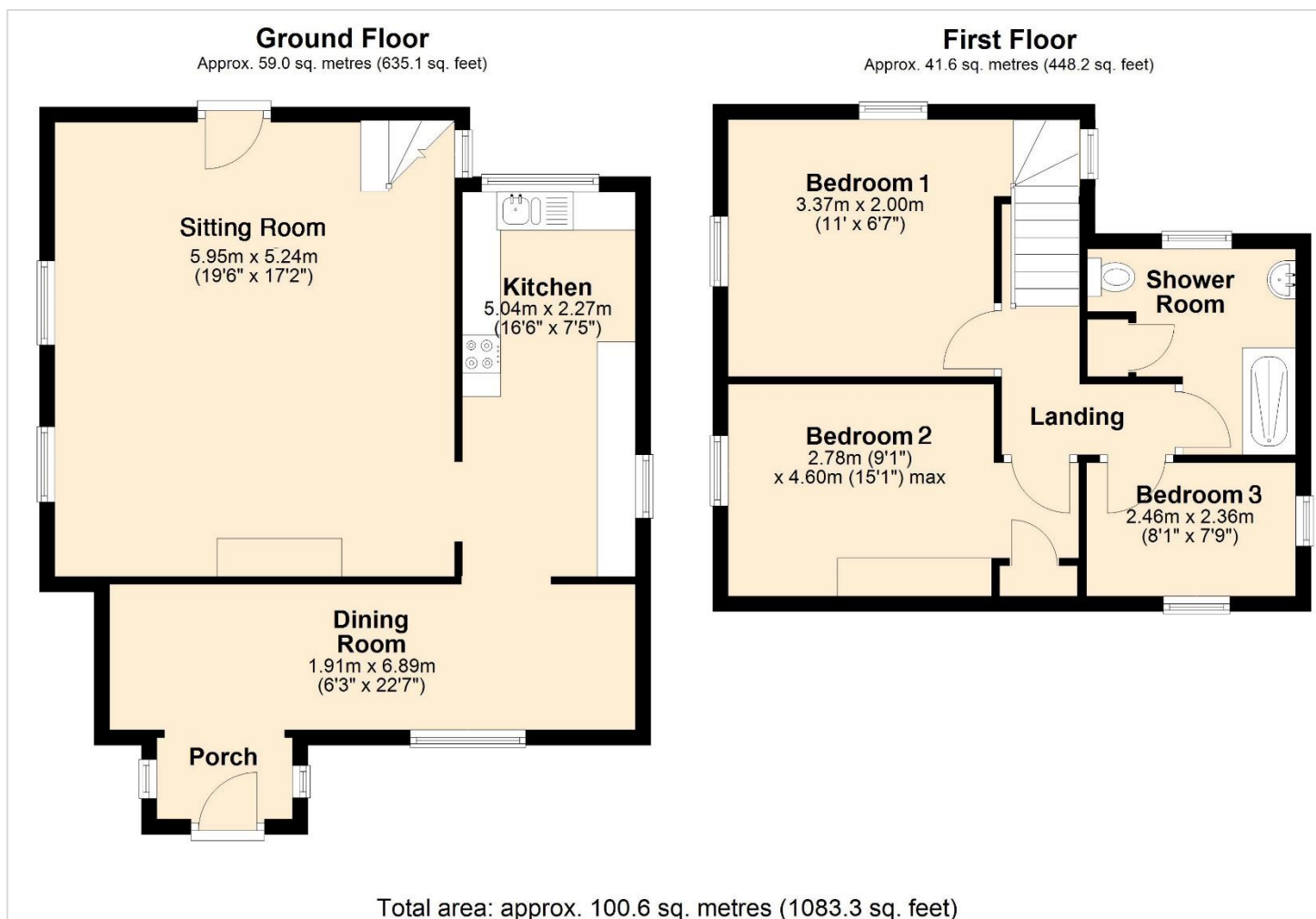
### The garden

This sunny plot extends in all to 0.14 acres and is entirely level being bounded to the rear by an attractive stream and by a granite wall to the front. The front door of the cottage is to the north east end of the garden where there is a pair of wrought iron gates from the lane which would enable additional parking on a part gravelled area by the front door. A small grassy area sits beside the stream and this catches the morning sun nicely and beneath the dining room window is a bed with bay, parsley, sage, rosemary, thyme, lemon balm, curry plant, lovage and lavender. Across the front of the cottage is a pathway that passes two ground level brick edged beds with climbing roses planted under the sitting room windows and a small grassed area. The path then travels through an arbour in to the main garden which has a large paved patio that faces into the evening sun, a large lawn, fruit trees: Spartan apple, Victoria plum, Conference pear and quince and a pleasant view to the stream. There are several areas with wild strawberries. A pathway leads across the garden passing a rose garden to the main parking area which is accessed from the lane by two wooden gates to the hardstanding which could fit two cars. The water filtration enclosure is just to the side of the patio.

### Garage

The garage has double timber doors and measures 9'2.74m across the doorway. It has three windows, a concrete floor and a corrugated roof. At the rear is a doorway which leads to a compost area.





#### VIEWING BY APPOINTMENT ONLY

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