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Oak Tree Cottage
North Bovey, Devon TQ13 8RA

£585,000 Freehold



The Property

Oak Tree Cottage is in an idyllic spot right at the edge of the village green in picturesque North Bovey in the Dartmoor National Park. This granite built unlisted detached cottage has great character and direct access onto the green and an enclosed cottage garden all its own. The ground floor accommodation comprises a porch, entrance lobby, a large living room with a fireplace and stove, a garden room, dining room and kitchen with electric Aga, modern fitted cabinets and larder cupboard. There is access to a useful store and laundry/w.c. from the dining room. On the first floor there is a landing, a bathroom with shower as well, a principal bedroom with ensuite shower room, two further double bedrooms and access stairs to the attic studio which has double glazed skylights. The cottage has wooden double glazed windows, oil fired central heating and a garage. Fowlers strongly recommend viewing to properly appreciate this delightful cottage.

Situation

Located right at the edge of the traditional village green in the beautiful village of North Bovey, deep in the Dartmoor National Park. The village has a thatched village hall, Parish church and a good pub less than 100 metres from the cottage. There is superb access to the footpaths that surround the village and lead into woodland, alongside the River Bovey and up onto the moor. The nearby market town of Moretonhampstead offers primary and pre-schooling and a variety of day to day and specialist shops, pubs, cafes and restaurants. The A30 dual carriageway is about 9 miles away and Exeter is approximately 15 miles along the B3212 Teign Valley road.

Services Mains electricity, water and drainage. Oil is by private contract.

Directions

Upon entering North Bovey drive to the village green and park. Seek out the thatched village hall and almost opposite, at the edge of the green is Oak Tree Cottage.

Entrance porch

Accessed directly from the village green, this is a slated porch with a pendant and side light and front door to the entrance lobby.

Entrance lobby

The lobby has a checker tiled floor with tiles of cream and terracotta red, an arched recess for display, pendant light point, access to the stairwell and glazed doors to the kitchen and living room.

Living room

This spacious room stretches across the entire width of the house and has a view over the green and to the cottage garden through the double glazed side and bay windows and the internal glazed French doors to the garden room. To one end is a granite hearth and fireplace with a timber mantel and trim and matching shelf. There is a fitted wood burning stove, four wall light points, two pendant lights, two double panel radiators, a coved ceiling and a TV point.

Garden room

This bright space has upvc double glazed windows and a matching door to the garden, two ceiling lights, timber clad lower walls, a clay tiled floor and a double panel radiator.



- **A detached three bedroom character home on the village green**
- **Cottage garden, garage and store**
- **Principal bedroom with ensuite shower room**
- **Two further double bedrooms**
- **Attic studio**
- **Spacious sitting room and garden room**
- **Dining room**
- **Kitchen with electric Aga**
- **Oil fired central heating**
- **Wooden double glazed windows**

Council Tax Band Band E

Dining room

The dining room has a broad double glazed wooden window to the lane, a pendant light point, coved ceiling, single panel radiator, a door to the store and a doorway to the kitchen.

Kitchen

The kitchen has two wooden double glazed windows to the lane, an electric Aga, a range of base cabinets with mahogany tops and a stainless steel single drainer sink with mixer tap. Wall mounted shelves are fitted, two fluorescent lights, space for an upright fridge/freezer, a wall mounted electric meter and consumer unit box, a vinyl floor and a latched door to the secondary entrance lobby.

Secondary entrance lobby

This lobby separates the kitchen from the second entrance to the cottage and sited in the short passage to the front door is a north facing larder.

The store

This has access from the cottage dining room and doors from the lane and to the cottage garden. It houses the Worcester oil fired central heating boiler and has a rear facing double glazed window and space for general storage. Within the store is large closet where there is space and plumbing for an automatic washing machine and a wall mounted low level w.c. and wash hand basin. In the eaves there is space for storage.

First Floor

The staircase rises to the first floor with a feature wall of exposed granite, a wooden sill, a painted balustrade on the landing and second staircase to the attic studio. There are panelled doors to all rooms, two wooden double glazed windows and two pendant light points.

Bathroom

The bathroom has a wooden obscure double glazed window, a coved ceiling and a ceiling light and a white suite comprising a pressed steel bath, low level w.c., porcelain basin on a wooden vanity unit with lighting point above and adjacent shaver point, walls tiled to chest height, a built in fully tiled shower with shower curtain rail and electric Mira shower, extractor fan, heated towel rail and a painted timber floor.

Bedroom 1

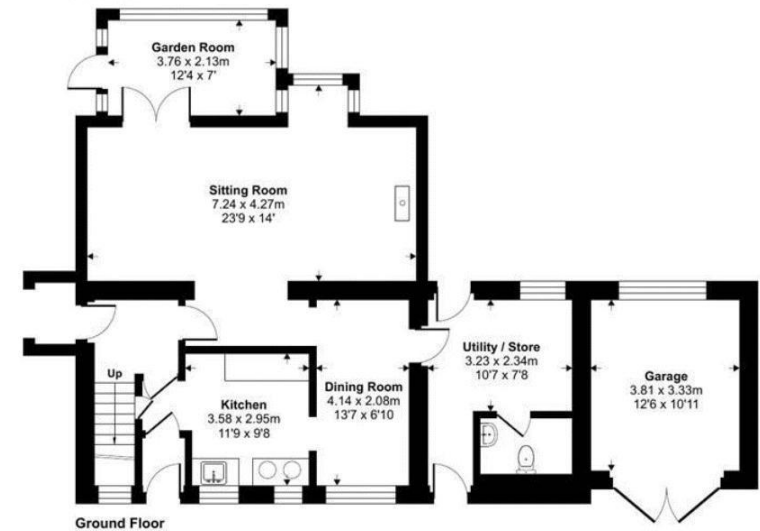
This bright double bedroom is on the south side of the cottage at the rear overlooking the garden and with a view over the village to the wooded hillside. It has a painted floor, coving, three wall light points, a built in double closet with oak doors, a double panel radiator and a door to the ensuite shower room.

Ensuite shower room

Fitted with a corner shower with directable jets, built in seat and curved, sliding shower screen doors. There is a low level w.c. and a wall mounted wash hand basin, three LED downlighters, a painted timber floor and an extractor outlet.

Bedroom 2

This double bedroom is rear facing and overlooks the garden through the wooden double glazed window. The ceiling is coved and there is a curtained closet with shelving, a wall light point and a single panel radiator.



Bedroom 3

This is a front facing double bedroom with a coved ceiling, two built in closets with double doors, a recess with a wall mounted wash hand basin and a mirror above and a single panel radiator.

Attic

The attic studio is reached by a painted timber staircase with a balustrade protecting the stairwell. It is a bright space and has two large velux double glazed skylights, two fluorescent lights, a double panel radiator and eaves access for storage.

Exterior

The cottage garden can be accessed by a side gate from the village green and from the cottage out of the door from the garden room. It is enclosed by panelled fences and is well stocked with plants that are happy in a moorland climate. There are two ponds and a rustic bridge, an older garden shed and a doorway access to the store at the side of the cottage. It has a southerly aspect and enjoys both good natural light and shade from the nearby oak trees on the village green.



VIEWING BY APPOINTMENT ONLY

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	