



**BRENTOR**

**GUIDE PRICE £325,000**

**Delightful Character Cottage, Brentor**

 3 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: F (25)

**MILLER** TOWN & COUNTRY  
**exp** UK



- » Quiet Location
- » Inglenook Fireplace with Log Burner
- » Original Bread Oven
- » Exposed Beams
- » Close to Open Moorland
- » Attractive Rear Garden
- » Private Parking

## The Property

Situated in a quiet spot in the village of Brentor, this pretty cottage offers spacious accommodation through out, and has an attractive rear garden and private parking at the front. There is a small enclosed storm porch giving access to the large I-shaped living room with exposed beams and inglenook fireplace complete with logburner and original bread oven. The kitchen/dining room is spacious with plenty of room for family dinners, and the Aga is complimented by a separate eye level oven for the summer months. The cottage has been extended to provide a rear passage and utility room at the rear, which has had part of the roof replaced and new velux windows to provide natural light, the perfect place to bring in the muddy dog and wellies after a walk on the moor. Upstairs are three good size rooms, and a bathroom with plenty of natural light.



## Location

Brentor is a small village on the western fringe of Dartmoor National Park with easy access to open countryside and the famous St Michael De Rupe Church. A Regular bus serves the village and the nearby towns of Tavistock, Okehampton and Launceston are easily accessible by road. The nearest town of Tavistock offers a wide range of shops and amenities, including doctors, dentist and theatre.



Not to Scale. Produced by The Plan Portal 2024  
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## Accommodation

### Ground Floor

Porch

Living Room 18'2" x 13'1"

Kitchen/Dining Room 10'10" x 16'11"

Rear Passage 3'3" x 20'11"

Utility 15'1" x 5'3"

### First Floor

Bathroom 5'8" x 8'8"

Bedroom 2 11'7" x 8'2"

Bedroom 1 7'8" x 15'6"

Bedroom 3 10'8" x 5'9"

### Outside

Accessed via stone steps, there is a private gravelled seating area with raised beds leading to a further set of stone steps to a grass area with mature shrubs. At the front there is a cobbled courtyard with space for a car or motorbikes.

### Services:

Oil fired central heating, LPG for cooker. Mains electric, water, and sewerage?

**Council Tax Band:** C

**Tenure:** Freehold



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**VIEWING:**

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