



1 & 2 DOWNFIELD COTTAGES Moorland Cottage with Large Gardens and Stunning Views

O.I.R.O **£500,000**

 4 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: E (46)

**MILLER** TOWN & COUNTRY  
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- » Spacious Attached Cottage
- » Idyllic Moorland Setting
- » Large Formal Gardens
- » Direct Access out onto the Moors
- » Approx. 4 Miles from Local Amenities
- » 13 Miles from Plymouth
- » Highly Sought after Location

## The Property

This delightful attached character cottage offers deceptively spacious living accommodation with two reception rooms, a modern well equipped kitchen and a large conservatory; all of which enjoy breathtaking views over the surrounding moorland. On the first floor are four generously sized bedrooms and a well appointed family bathroom. Outside, the property has a drive and detached garage along with 0.4 acres of gardens, separated into several areas allowing for formal gardens, fruit and vegetables and an area of wildlife gardens attracting a wide variety of insects, birds and other animals. This really is a wonderful opportunity to acquire a peaceful country cottage away from the traffic and noise of everyday life and an exciting lifestyle opportunity.

## Location

Sampford Spiney is a highly sought after and well regarded area within the National Park, with access to Cox Tor and Vixen Tor. Situated between the villages of Yelverton, Horrabridge and the bustling market town of Tavistock the property is well placed for easy access to a range of local amenities.

## Accommodation

A long conservatory style porch runs across a good proportion of the front of the house, offering a sunny area to relax as well as a useful area for coats and boots. A door leads into the fully equipped kitchen offering ample storage space and a bright and airy dining room boasting open views. The living room is a generous space with a beautiful woodburner backed onto a character stone feature wall. Stairs from the dining room lead up to the four well proportioned double bedrooms and a good sized bathroom, all benefitting from the stunning surrounding views.



## Accommodation

### Ground Floor

Conservatory 22'7" x 6'7"

Kitchen 10'10" x 11'8"

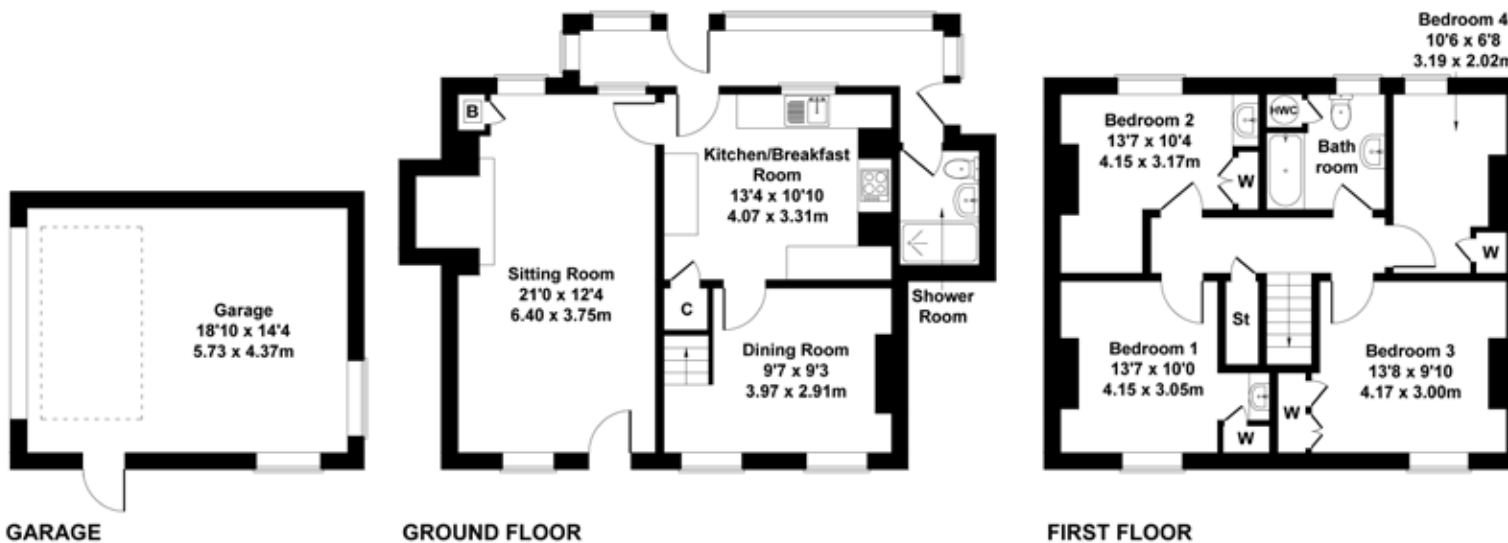
Living Room 12'3" x 20'10"

Dining Room 13'0" x 9'7"

Shower Room/WC 6'5" x 5'0"

### 1&2 Downfield Cottages

Approximate Gross Internal Area  
1485 sq ft - 138 sq m



### First Floor

Bedroom 1 11'11" x 9'10"

Bedroom 2 13'7" x 10'0"

Bedroom 3 13'6" x 10'4"

Bedroom 4 16'7" x 10'5"

Bathroom 6'5" x 7'5"

### Services:

Mains electricity. Private water and drainage.

Broadband connected

**Council Tax Band:** B

**Tenure:** Freehold

**Agent's Note:** Historically there is a right of access for the neighbouring cottages to use the courtyard to gain access to the slop sink but the current owners have never had any issues with anyone using this as with modern day facilities the need is not really there in these modern times but the access is recorded on the title deeds.





## Outside

There is a green track/drive leading to a detached garage/workshop, beside which is a five bar gate and potential to create more parking if required. There is a gate into a delightful courtyard garden, with a BBQ area. A path leads around the side of the house where there are three areas of garden, one laid mainly to lawn with established trees and shrubs. The second area again has an area of lawn and a further section laid out for fruit and vegetables. A further gateway leads through to the third area which has been utilised as a wildlife garden. The property benefits from ample off-road, private parking.





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**VIEWING:**

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