



WELL COTTAGE
O.I.R.O. £425,000

Four Bedroom Cottage with Views, Garage & Parking
LEWDOWN

MILLER TOWN & COUNTRY
exp UK



- » Spacious & Well-Appointed Cottage
- » Far-Reaching Countryside Views
- » Popular Village Location
- » Stone Barn, Garage / Workshop & Parking
- » Generous Private Gardens w. Extensive Views
- » Between Tavistock, Launceston & Okehampton

The Property

Coming to the market for the first time in nearly 30 years, this is a wonderful opportunity to acquire a superb four-bedroom period cottage which has been a much-loved home for the current owners and must be viewed to be fully appreciated. A convenient porch leads into a light and spacious dining room with brick arched lintel inglenook fireplace with woodburning stove. To the left is a bright and cosy triple aspect sitting room which has delightful views over the gardens and open countryside beyond. To the rear of the property is a farmhouse style kitchen/breakfast room with an oil-fired Rayburn stove (which has a back boiler for hot water and heating). The ground floor is completed with a useful utility room and a ground floor shower room/ WC. On the first floor a good-sized landing opens up into the four comfortable bedrooms and a spacious and well-appointed family bathroom.



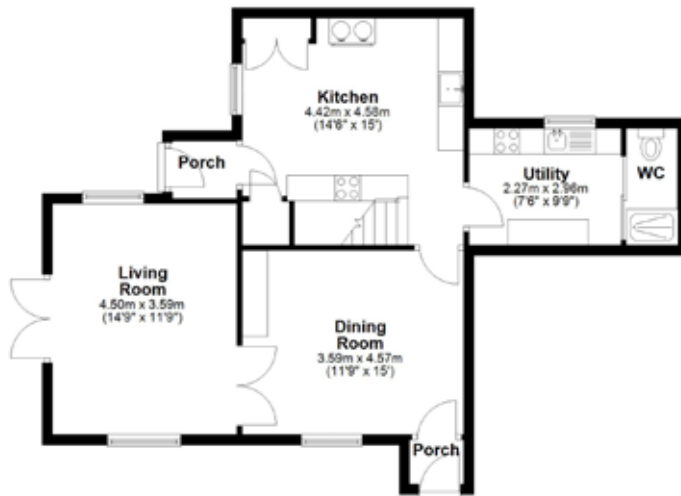
Outside

Outside the property has a sweeping drive providing parking for several cars and there is a useful detached stone barn and further garage / workshop. The gardens are primarily to the front and side of the house with a good-sized area of lawn, planted beds and a fruit and vegetable area as well as fruit trees. The south-facing gardens are a particular feature of the property and have wonderful far-reaching views.



Ground Floor

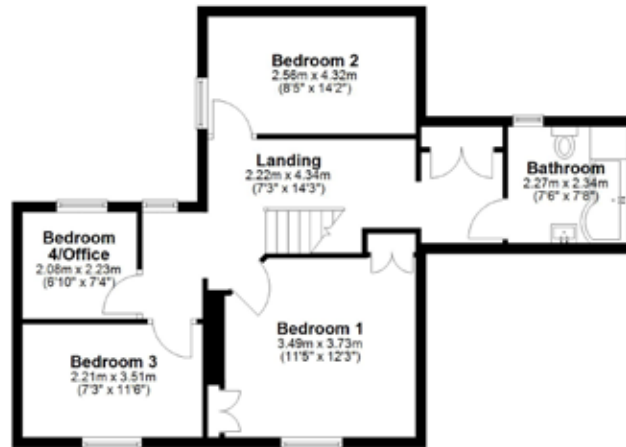
Approx. 63.7 sq. metres (685.3 sq. feet)



Total area: approx. 122.1 sq. metres (1314.6 sq. feet)
Well Cottage, Lewdown, Okehampton

First Floor

Approx. 58.5 sq. metres (629.3 sq. feet)



Location

The village of Lewdown is in an idyllic situation with amenities including a public house, primary school and post office/store. The neighbouring village of Lifton offers further amenities including doctors' surgery, post office and store, garage and the renowned Strawberry Fields Farm Shop and restaurant which has been voted 'Best in Britain'. The nearby towns of Launceston, Tavistock and Okehampton all offer secondary schooling and a wide range of retail outlets and leisure such as pools, golf clubs, tennis and squash courts plus bowling clubs. The cities of Plymouth and Exeter are within approximately 45 minutes' drive, and rail connection from Okehampton to Exeter (and on to London) is now available. The north and south coasts are about a forty-minute drive and both Bodmin Moor and Dartmoor offer stunning scenery and country walks.

KEY INFORMATION

	4 Bedrooms		EPC Rating: F (25)
	2 Bathrooms		Council Tax Band: C
	2 Reception Rooms		Tenure: Freehold
	Large Garage/Workshop & Driveway Parking		Broadband: FTTC
	Not Listed		Mobile Signal: Indoor limited, outdoor likely
	Heating: Oil (via Rayburn)		Not suitable for wheelchair users
	Utilities: Mains electricity, water & drainage		
	Restrictions: None known		
	Easements, Wayleaves: Property has right of access over neighbouring property for maintenance reasons; Neighbour has right to draw water from property's well (though has never done so)		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: No		
	Planning Permission / Proposed Developments: None known		

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VIEWING:

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be correct but their accuracy is not
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