



3 PART HARVEY  
OFFERS OVER **£290,000**

Immaculate Chocolate Box Cottage, Sampford Courtenay

 3 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: TBD

**MILLER**  
TOWN & COUNTRY





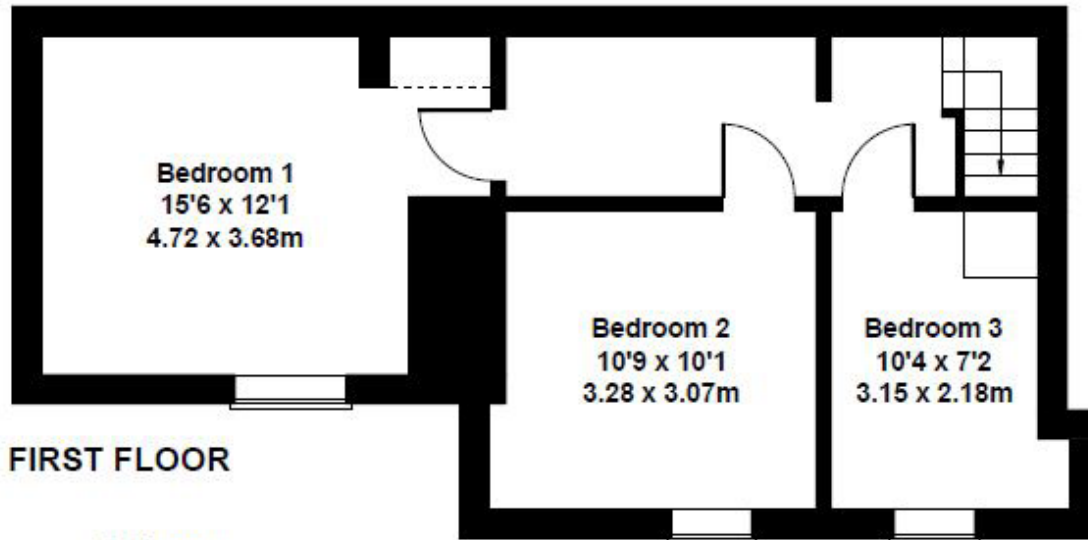
- » Picturesque 3 Bedroom Cottage
- » Modern Kitchen & Bathroom
- » Charming Period Features
- » Impressive Granite Fireplace
- » Immaculate Condition Throughout
- » Enclosed Lawned Garden
- » Private Parking & Garage

## The Property

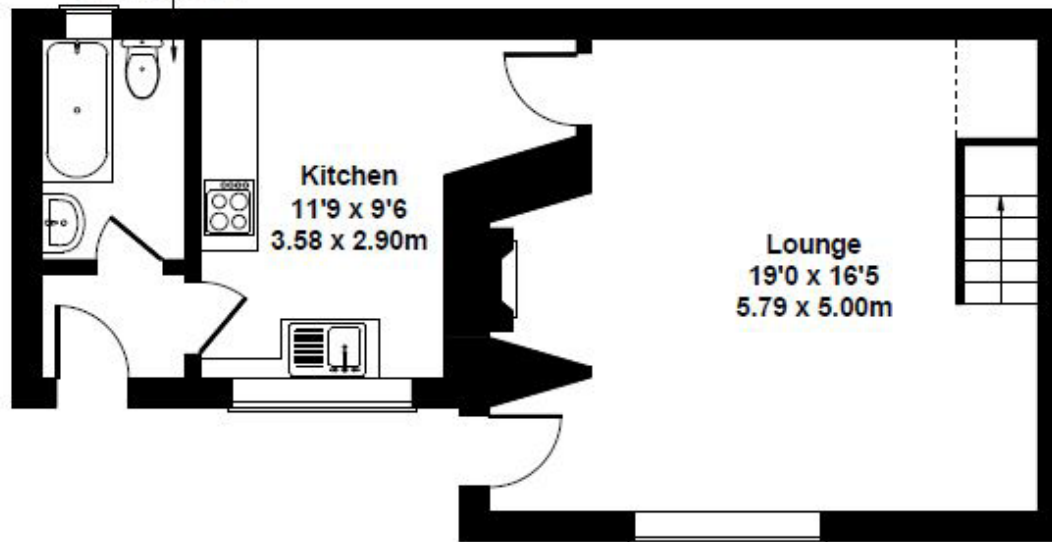
This historic cottage was once owned by Queen Elizabeth I, and it was sold by the crown in 1561. 463 years on it remains an attractive and comfortable home. The front door leads into the spacious and atmospheric reception room filled with charming period features, including exposed staircase timbers and beams. A real stand out is its substantial fireplace with large granite pillars and bread oven with door intact, along with a modern wood burner with back boiler. Beyond the reception room is the kitchen / diner with tasteful modern units, electric oven and hob and kitchen sink overlooking the front garden. The bathroom has also been modernised in recent years and is just off the kitchen, where there is also an alternative entrance to the property that can be used as a boot room. Upstairs are the 3 bedrooms, all of which can accommodate double beds, with bedroom 1 being particularly large at over 12' x 15'. The entire cottage has been meticulously maintained by the current owners, and the property is ready for its new owner to enjoy from the start!

Just outside the front door is a courtyard garden, perfect for enjoying your morning tea or dining al fresco. Just beyond is an enclosed lawned garden and a useful shed, and the property also has a single garage and private parking space.

Approximate Gross Internal Area  
991 sq ft - 92 sq m



**Bathroom**  
7'8" x 5'0"  
2.34 x 1.52m



**GROUND FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
**For Illustrative Purposes Only.**

## Ground Floor

Lounge 19'0" x 16'5"

Kitchen 9'6" x 11'9"

Bathroom 5'0" x 7'8"

## First Floor

Bedroom 1 15'6" x 12'1"

Bedroom 2 10'9" x 10'1"

Bedroom 3 7'2" x 10'4"

## Location

The property is located in the heart of the vibrant village of Sampford Courtenay with its active community and beautiful traditional architecture. The village hall, church and a popular 17th century inn are all within walking distance, and there are plenty of opportunities to explore the area on footpaths and quiet country lanes. The village is approximately 6 miles from the town of Okehampton, which offers an excellent range of independent shops and cafes, a fantastic public park with direct access to Dartmoor, primary and secondary schooling and convenient road and rail links to Exeter and on to London.

**Services:** Mains electricity, water and drainage.

Woodburner and electric heating.

**Council Tax Band:** B

**Tenure:** Freehold

**Agent's Note:** Being a historic property, there is restricted head height in some areas





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**VIEWING:**

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**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
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