



NORTH TAWTON

Offers Over. **£600,000**

Great Value 3 Bedroom Farmhouse in approx. 2.7 Acres

 3 Bedrooms

 2 Bathrooms

 1/2 Reception Rooms

 EPC Rating: D (58)

**MILLER**
TOWN & COUNTRY



- » NO ONWARD CHAIN
- » Approx. 2.7 Acre Smallholding
- » Updated 3 Bedroom Semi-Detached House
- » Triple Aspect Kitchen / Diner
- » Ideal for Indoor-Outdoor Entertaining
- » Mature Gardens with Countryside Views
- » Approx. 40ft x 30ft Cob Barn

The Property

This property is situated at the end of an approx. 700 ft private track that leads gently downhill to private parking above the house. A large and sunny patio leads into the recently modernised triple aspect kitchen/diner, providing a wonderful location for indoor/outdoor living and entertainment. Adjacent to the kitchen/diner is a warm and inviting living room with stone fireplace and woodburner, and beyond is a chic downstairs bathroom and original front porch, now used as a utility.

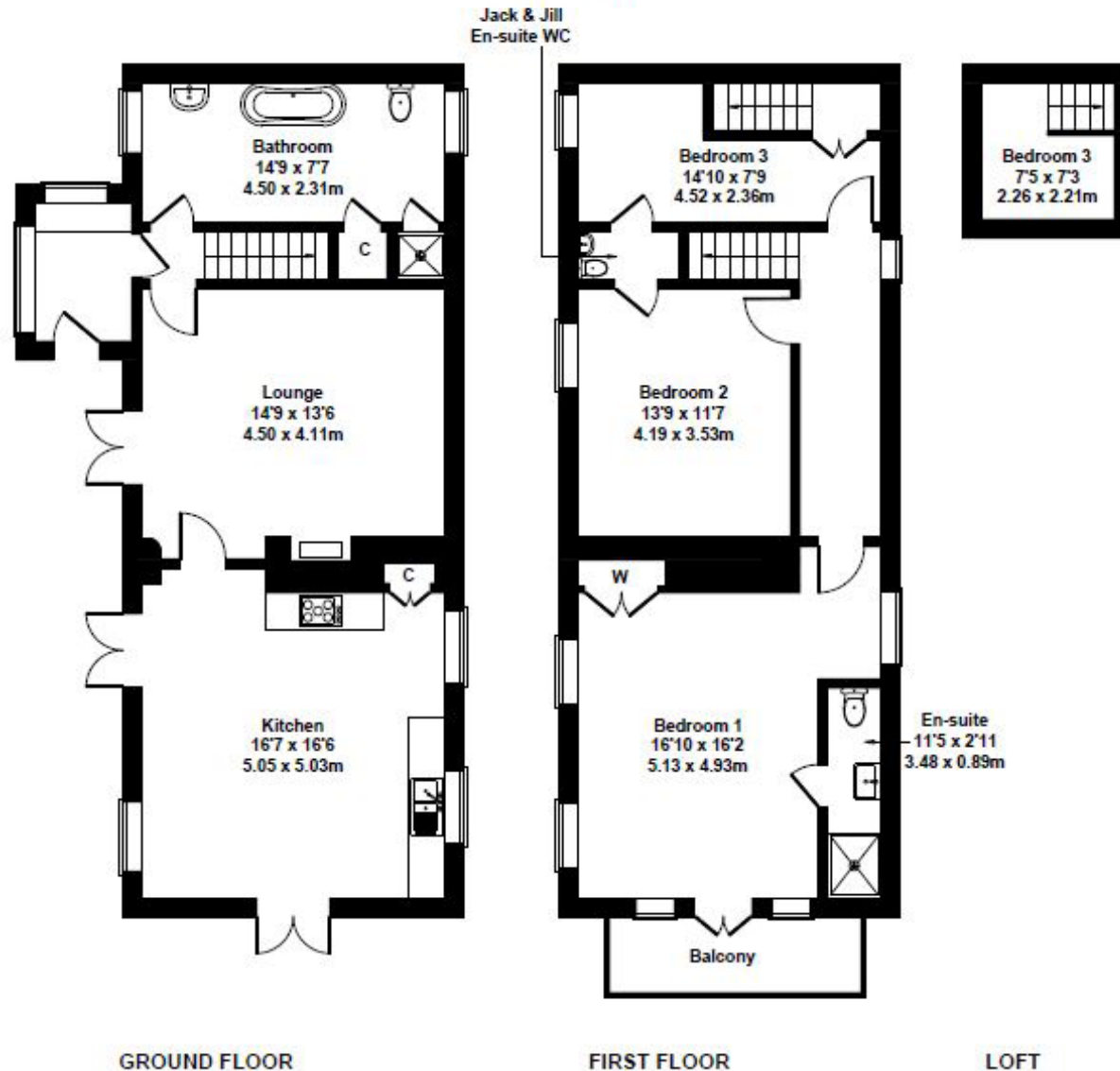


At the top of the stairs on the left is a double bedroom with a built-in loft area accessed by a set of steps. To the right is an additional double bedroom, and then the triple aspect primary bedroom with en suite shower room and balcony, which overlooks the patio area below.



Outside mature gardens surround the house and below the house is an approximately 40ft x 30ft cob barn that has previously been used for stabling. The remainder of the approx. 2.7 acres is pasture that is bordered a by a stream, and there is an additional approx. 1.3 acres available by separate negotiation.

Approximate Gross Internal Area
1557 sq ft - 145 sq m



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

Agent's Notes:

Part of the private drive is shared with a neighbouring property.

Adjoining property's drainage system has right to drain into this property's land.

There is a shared water supply (in addition to the existing private borehole) that is now redundant but still available.

Accommodation

Ground Floor

Kitchen 16'7" x 6'8"

Lounge 14'9" x 13'6"

Bathroom 14'10" x 7'9"

First Floor

Bedroom 1 16'10" x 16'2"

En-Suite 11'5" x 2'11"

Bedroom 2 13'9" x 11'7"

Jack and Jill En-Suite

Bedroom 3 14'10" x 7'9"

Loft 7'5" x 7'3"

Location

The property is located off a country lane just over a mile outside the small town of North Tawton, which benefits from local shops, pubs, cafes, pharmacy, doctors and primary school. The nearby towns of Okehampton and Cridton offer rail links to Exeter and onward to the main line to Paddington, along with a wider range of retail outlets and a variety of supermarkets as well as secondary schooling. Dartmoor National Park is only 10-15 minutes away as is the A30 corridor.

Services: Mains electricity. Private borehole water. Private drainage. Central heating fired by wood burner with electric option.

Council Tax Band: D

Tenure: Freehold



Miller Town & Country | 01837 54080

2 Jacob's Pool House, 11 West Street,
Okehampton, Devon, EX20 1HQ

okehampton@millertc.co.uk | www.millertc.co.uk



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

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