



4 Oaklands  
OFFERS OVER £300,000

Outstanding 3 Bedroom Home with Beautiful Views  
Petrockstowe

MILLER TOWN & COUNTRY  
exp UK





- » Spacious 3 Bedroom House
- » Light and Bright Throughout
- » Converted Former Garage
- » Beautifully Presented
- » Fantastic Rear Garden with Views
- » Workshop with Power Connected
- » Semi-Rural Edge of Village Location

## The Property

This 3 bedroom semi-detached house is a real gem with ample accommodation space, private parking and an enviable rear garden! From the entry hall there is a spacious dual aspect living room to the left with attractive wood burner and french doors leading to the recently renewed rear deck. Beyond the living room is the converted former garage, which now provides an additional reception space / study, utility room with access to the rear garden and a WC. The kitchen and dining room are on the opposite side of the house, with the kitchen featuring modern units, Belfast sink, solid wood work surfaces and an LPG hob. Upstairs are the 3 well proportioned bedrooms, with the primary one being dual aspect and benefiting from a built-in wardrobe. The recently updated family bathroom with separate shower cubicle and bath round out the first floor.



## Outside

The outside space at this property is particularly impressive - to the front is a private drive and garden with raised beds and at the rear is a large enclosed garden with lawns, a recently renewed deck and a workshop with power connected. A small stream borders the northern boundary of the garden, providing a soothing background sound to complement the extensive birdlife and other wildlife in the area. Beyond the rear garden is open countryside with fields and woodlands providing a beautiful backdrop for the property. A small separate garage is located across the road from the property.









Not to Scale. Produced by The Plan Portal 2025  
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## Location

The property is located at the edge of the village of Petrockstowe, which was first mentioned in the Domesday Book of 1086. The village has a strong community centred around the village hall and Community Church. For outdoor enthusiasts, the 180 mile Tarka Trail and Meeth Quarry Nature Reserve are on the doorstep. There is primary schooling available in the nearby village of Merton (2 mi) and town of Hatherleigh (5 mi), and secondary schooling is available in Great Torrington (9 mi) and Okehampton (11 mi). The ISI 'Excellent' Shebbear College is only 5 miles distant. Hatherleigh offers a Coop, doctors' surgery, cafes, pubs and shops, with both Great Torrington and Okehampton offering a wider range of amenities.

## KEY INFORMATION

- 3 Bedrooms
- 1 Bathroom
- 3 Reception Rooms
- Garage & Driveway Parking
- Not Listed
- Oil-fired central heating
- Mains electricity, water & drainage
- Title notes restrictions from prior conveyance, we are advised that an indemnity policy is in place
- Easements, Wayleaves: None known
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: Owner advises that asbestos is present on roof of separate garage located across road from property
- Mining Area: None known
- Field across from close has planning permission for 10 houses (Torridge, 1/0941/2020/FULM)
- EPC Rating: D (65)
- Council Tax Band: B
- Tenure: Freehold
- Superfast FTTC Broadband
- Indoor - limited  
Outdoor - likely
- No Accessibility measures

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### VIEWING:

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