



TREW COTTAGE
OFFERS OVER **£500,000**

Period Cottage & Business Premesis with 0.9 ac
HIGHAMPTON

MILLER TOWN & COUNTRY
exp UK



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Trew Cottage

- » Charming Period Cottage
- » Modern Ground Floor Extension
- » Lifestyle Archery Centre Business
- » Extensive Grounds of Approx. 0.9 ac
- » Range of Useful Outbuildings
- » Ample Off Road Parking
- » Semi-Rural, But Accessible Location

The Property

There is a great deal packed into this property of approximately 0.9 ac! Firstly there is a chocolate box Grade II listed 3 bedroom thatched cottage, secondly the archery centre business that comprises a lodge style two-room retail shop and a barn that houses the archery range and third the lovely grounds and additional outbuildings. The business could be taken on by the new owner, or the premises could be repurposed into another business or alternative use, subject to any required consents. In addition there is a cabin, garden room, double carport, garage and ample offroad parking.



The Cottage

On the ground floor of the cottage is a spacious sitting room with exposed beams and inglenook fireplace with bread oven and wood burner to the front, and to the rear is a cottage kitchen with long range views and the family bathroom. To the side is a modern ground floor extension with a bedroom that currently serves as a second reception room and en suite shower room. Upstairs are the two original bedrooms, with the primary being a spacious double. Just outside the back door is a separate utility room that also houses the boiler. The property comprises approximately 0.9 ac in total, which includes front (South-facing), rear and side gardens, a field and extensive offroad parking. The large carport is directly off the road and close to the house for handy access. Near the cottage is a timber cabin currently used as a workshop with kennels to the rear, and there is a separate garden room with wood burner currently utilised as a home gym. Attached to the archery range barn is a useful garage that is nearly 30 ft long.





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Trew Cottage





Archery Centre

An approximately 620 sqft timber lodge houses the retail shop, with the front room having hanging space for the retail products, cashier area, work surfaces and a wood burner; and the rear room having additional retail hanging space and an additional work surface. Adjacent to the shop is an approximately 840 sqft barn that houses the archery range, and there is also an outdoor WC next to the shop.

Location

Highampton is a small village in the heart of West Devon, and there is a boutique gin distillery, public house, primary school and pre school. Just a few miles away is the small town of Hatherleigh, which has a wider range of amenities, including a Coop, two public houses, doctors surgery, veterinarian, primary school and active community centre. The beaches of the North Cornish coast can be reached in as little as 30 minutes, and the wilds of Dartmoor can be reached in 20 minutes.

Agent's Notes:

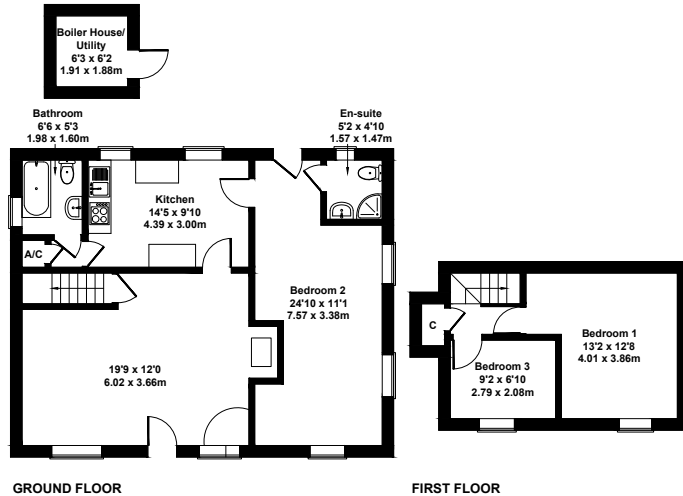
Business use class D2 (entertainment and leisure) approved for an archery centre, including archery recreation practice and training with sales of archery related equipment and goods in November 2019. Our client informs us that the business now falls under E use class (commercial, business & service). For further information see Torridge planning ref. I/0777/2019/FUL. If the buyer is interested in purchasing the business as a going concern, the value of stock will be added to the sale price.





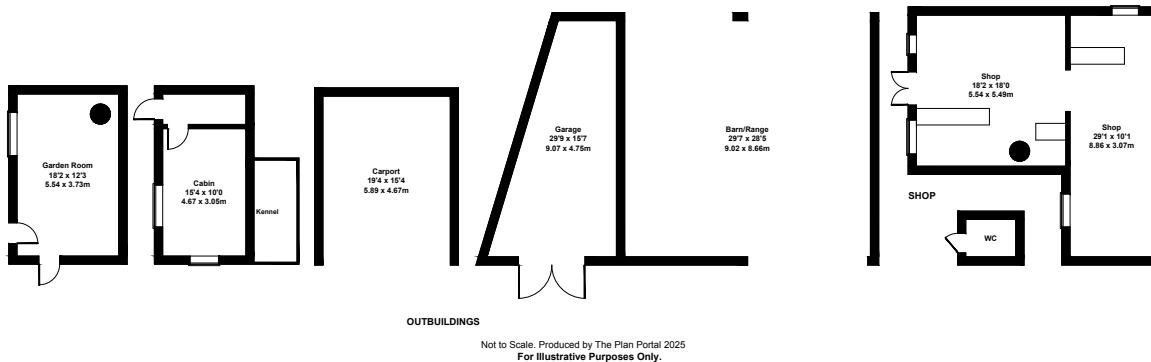
Trew Cottage

Approximate Gross Internal Area
House = 1037 sq ft - 96 sq m
Boiler House/Utility = 38 sq ft - 3 sq m
Total = 1075 sq ft - 99 sq m



Trew Cottage

Approximate Gross Internal Area
Shop = 629 sq ft - 58 sq m
Outbuildings = 1665 sq ft - 154 sq m
Total = 2294 sq ft - 212 sq m



KEY INFORMATION

- 3 Bedrooms
- 2 Bathrooms
- 1 Reception Room
- Driveway & carport
- Grade II
- Heating: Oil
- Utilities: Mains electricity and water. Private drainage
- Restrictions: Title available upon request
- Easements, Wayleaves: Title available upon request
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: Yes - Cob walls, timber framed windows and thatched roof
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: Exempt
- Council Tax Band: B
- Tenure: Freehold
- Broadband: FTTP
- Indoor - Limited
Outdoor: Likely
- Lateral Living

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VIEWING:

Strictly through the vendor's sole agents
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be correct but their accuracy is not
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