



RUBY COTTAGE
OFFERS OVER **£325,000**

Beautiful Cottage with Large Garden & Parking
HATHERLEIGH

MILLER TOWN & COUNTRY
exp UK



- » Immaculately Presented 3 Bed Cottage
- » Light & Bright Throughout
- » Spacious Lounge with Wood Burner
- » Modern Kitchen & Separate Utility
- » Approx. 0.18 acre Plot in Town Centre
- » Perfect for Entertaining Inside & Out
- » Private Parking, Useful Shed & Polytunnel

The Property

Wow - What a combination! A beautiful cottage, extensive gardens and private parking right in the centre of Hatherleigh. The cottage itself has been meticulously maintained and is ready for the new owner to move in and enjoy from day one. On the ground floor is a spacious and modern fitted kitchen with extensive work surfaces and cupboard space, a spacious living room with wood burner for chilly evenings, a utility room that leads to the rear garden and a WC. Upstairs are three bedrooms and the family bathroom (recently upgraded power shower), with the primary bedroom being a substantial double. The entire home feels light and airy and has plenty of natural light.

Outside

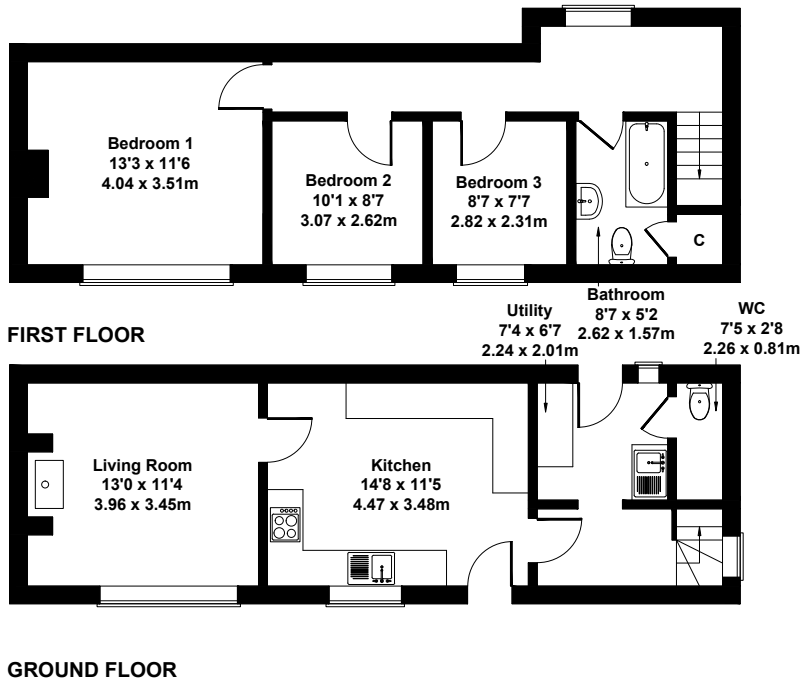
While the inside of this home is wonderful on its own, the addition of the outdoor space is what really completes the package! The plot is approximately 0.18 acre in total and comprises a private driveway leading to a parking area for 2-3 cars, traditional front 'cottage' garden and a large rear garden. This is primarily laid to lawn and has an outdoor entertaining and bbq area with space for a covered outdoor table and seating - perfect for gatherings on a warm summer evening or meeting up with friends before Festival, Colour Run or the many other popular events in the town. There is also a polytunnel that the current owner uses as an outdoor seating area during cooler months but could easily be used for its original purpose, along with a useful timber shed with power connected, wood store and a pond.





Ruby Cottage

Approximate Gross Internal Area
1035 sq ft - 96 sq m



Not to Scale. Produced by The Plan Portal 2025
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Location

The property is in the heart of the popular town of Hatherleigh and is at the same time tucked away down a private drive. Hatherleigh is one of the smallest towns in Devon, with traditions including a November carnival with flaming tar barrel runs! Amenities are just steps away and include a Co-op store, a range of independent shops, a well-regarded cafe and two established pubs. There are also a vet and doctors surgery, as well as a great primary school. The town is about seven miles from Okehampton (bus connection available), which has three supermarkets, primary and secondary schooling, and rail connection to Exeter and onward to the main Penzance to Paddington line. Outdoor pursuits are in abundance with Dartmoor, north Coast beaches, woodlands, lakes and rivers all a short drive away.

KEY INFORMATION

	3 Bedrooms		EPC Rating: D (60)
	1 Bathroom		Council Tax Band: B
	1 Reception Room		Tenure: Freehold
	Private Drive		Broadband: FTTC*
	Not Listed		Mobile Signal: Indoor likely (Three/O2, Outdoor Likely (All Providers)*)
	Heating: Oil		No
	Utilities: Mains electric, water and drainage	*Per Ofcom	
	Restrictions: None Known		
	Easements, Wayleaves: Neighbours have right of way to access a garage, which is within this property's grounds and their gardens to rear of this property		
	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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