



CHESTNUT COTTAGE Character Cottage with Impressive Garden
GUIDE PRICE **£180,000** **SHEEPWASH**



- » CHAIN FREE
- » Characterful 2 Bedroom Cottage
- » Dual Aspect Sitting Room
- » Impressive Fireplace w/ Wood Burner
- » Kitchen & Separate Utility
- » Outstanding Rear Garden
- » Popular Village Location

The Property

This attractive 2 bedroom cottage is full of character and offered chain free. The property is entered via a porch, perfect to shed your boots after a ramble, which opens into the spacious dual aspect living room with a large feature fireplace as the focal point, and has an impressive wood burner, with back boiler that feeds the water tank and radiators. Beyond the sitting room is a utility area, and the cottage kitchen is at the far rear. A staircase gently wraps from the sitting room to the first floor where the two bedrooms are found, both with built-in storage, and the bathroom. Although the property would benefit for some cosmetic updates, it is in good condition and could be happily lived in just as it is.

Outside

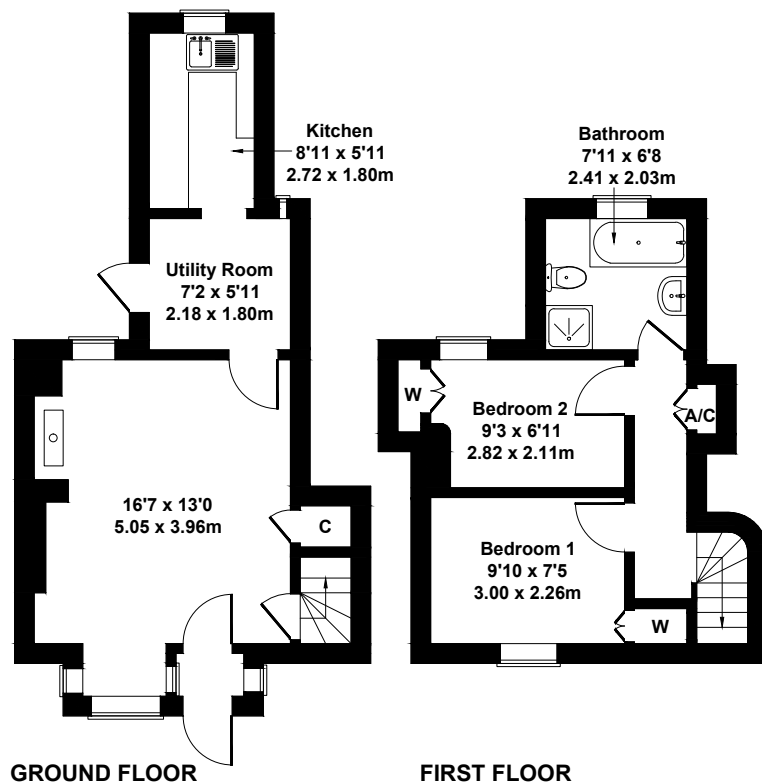
The rear garden of this property is exceptional! There is a patio just outside the rear door where you will find a log store and greenhouse, and from there you enter the nearly 100 ft long garden that has been lovingly landscaped and planted by the current owners. There are attractive beds with a range of shrubs and perennial flowering plants, which provide vibrant colour from as early as January through to autumn. A path winds through these beds and leads to two sheds at the rear, both of which have power connected. One shed is insulated and would make an ideal workshop, gym or hobby space. The second shed is a useful store for garden equipment.





Chestnut Cottage

Approximate Gross Internal Area
598 sq ft - 56 sq m



Not to Scale. Produced by The Plan Portal 2025
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Location

Sheepwash is a pretty Devon village in picturesque countryside with a friendly community, and the property is ideally located for easy access to the village square and its highly regarded public house with integrated village shop. Primary schooling is available nearby in the villages of Highampton and Black Torrington, where there is also a doctors surgery. The north coast at Bude and its sandy beaches are around 30 minutes away, and the wilds of Dartmoor can be reached in as little as 20 minutes.

KEY INFORMATION

	2 Bedrooms		EPC Rating: TBD
	1 Bathroom		Council Tax Band: A
	1 Reception Room		Tenure: Freehold
	None		Broadband: FTTC (Per Ofcom)
	Not Listed		Mobile Signal: Indoor Limited, outdoor likely. (Per Ofcom)
	Heating: Wood burner		No
	Utilities: Mains electric, water and drainage		
	Restrictions: None known		
	Easements, Wayleaves: None known		
	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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