



2 PROSPECT PLACE
O.I.R.O £200,000

2 Bedroom Cottage in Moorland Village with Large Garden
STICKLEPATH

MILLER TOWN & COUNTRY
exp UK



- » Spacious 2 Bedroom Cottage with Large Gardens
- » Popular Village Close to Open Moorland
- » Access to Exeter & Okehampton
- » In Need of Updating
- » No Onward Chain

The Property

Situated just on the fringe of the villages of South Zeal and Sticklepath and within easy walking distance of open moorland and amenities, this charming two-bedroom character cottage with a substantial rear garden offers an exciting opportunity. Although in need of some updating and modernisation, the property presents a great chance to own a quintessential Dartmoor cottage within this highly sought-after location. The previous owner of the cottage was a carpenter and joiner, and his work is evident all around the property. The kitchen includes bespoke, hand-crafted units which really add to the charm and history of the property and would look fabulous if restored. Also on the ground floor is a large eighteen-foot-long sitting room with inglenook fireplace and inset wood burning stove. Upstairs are two bedrooms, one of which has its own dressing room, as well as a bathroom. A further study / storeroom provides useful flex space.

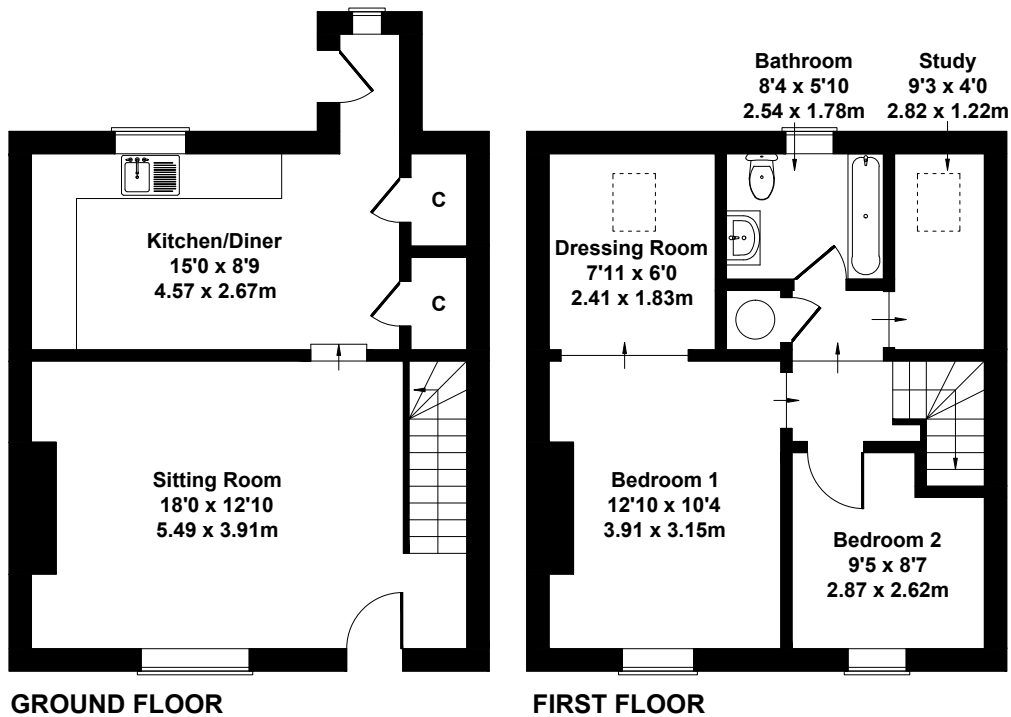
Outside

The outside space at this property needs to be seen to be fully appreciated. At the front is a small courtyard area with a useful timber log store and to the rear is a surprisingly substantial garden with a large area of lawn and some lovely established trees and shrubs as well as a pond at the far end, shaded by an impressive Gunnera. There is a pedestrian right of way for the owners of this property around one neighbouring property for access to the garden.



2 Prospect Place

Approximate Gross Internal Area
872 sq ft - 81 sq m



Not to Scale. Produced by The Plan Portal 2025
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Location

Situated on the fringes of the picturesque and sought after villages of South Zeal and Sticklepath, the property has access to local primary schools, general stores and Post Office as well as several pubs and churches. The town of Okehampton is only a short drive away and offers secondary schooling, supermarkets and retail outlets as well as a useful rail link to Exeter. By car there is easy access to the A30 corridor putting Exeter within a comfortable 20 to 25 minutes' drive away. The nearby moorland towns of Moretonhampstead and Chagford are also relatively easy to access from here by car. There is on street parking nearby.

KEY INFORMATION

	2 Bedrooms		EPC Rating: E (39)
	1 Bathroom		Council Tax Band: B
	1 Reception Room		Tenure: Freehold
	On street parking nearby		Broadband: FTTC *Per Ofcom
	Not Listed		Mobile Signal: Variable to good *Per Ofcom
	Heating: Woodburner		Not suitable for wheelchair users
	Utilities: Mains electric, water and drainage		
	Restrictions: None known		
	Easements, Wayleaves: Property has pedestrian ROW around neighbour's property to access the garden		
	Public Rights of Way: None		
	Flooding: None known		
	Notable Construction Materials: None known		
	Building Safety Concerns: None known		
	Mining Area: Historic mining area		
	Planning Permission / Proposed Developments: None known		

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VIEWING:

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