



**NARRACOTT COTTAGE** Superb Cottage, Stables, Paddock, Gardens and Lodge  
OFFERS OVER **£450,000** Nr HATHERLEIGH

**MILLER** TOWN & COUNTRY  
**exp** UK





- » Wonderful Character Cottage
- » Paddock and Stables
- » Many Original Features
- » Exposed Beams and Inglenook Fireplace
- » Oil CH & UPVC Double Glazed
- » Large Gardens Bordering Fields on One Side
- » Timber Lodge with Balcony Overlooking River



## The Property

This picturesque stone cottage offers a wealth of charm and character full of original features, such as exposed beams, and a large inglenook fireplace in the sitting room with timber bressummer, inset woodburning stove and cloam oven. The property has been sympathetically modernised and maintained by the current owners for over 20 years and are keen to find the next custodians who will love and nurture the property as much as they have. There is a spacious entrance hall, cosy sitting room, large garden room extension across the rear of the property and a fully fitted kitchen. Beyond this, the ground floor also has a bathroom/WC, utility room, bedroom and a further cloakroom/WC. On the first floor are two double bedrooms, the principle with an en-suite shower room/ WC. The cottage enjoys the benefit of photovoltaic panels for generating electricity and private water and drainage, so day to day running costs are kept to a minimum.

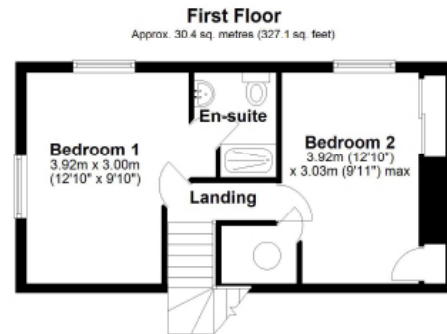
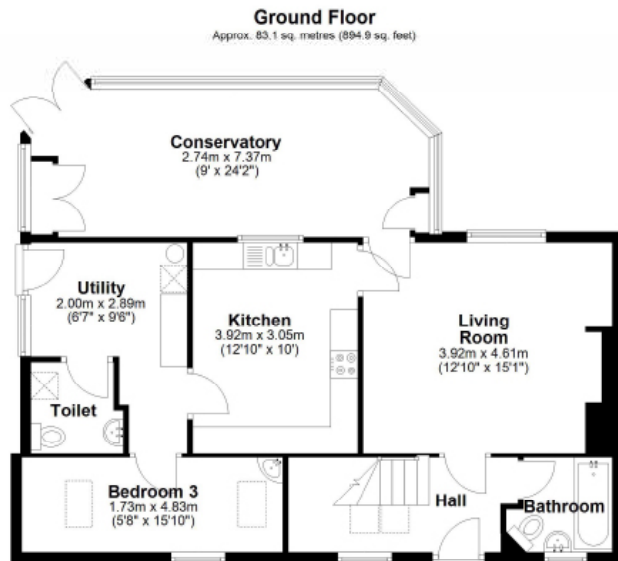
## Outside

To the front of the property is a private parking area for two cars overlooking the river and beside this is a timber cabin with two rooms and a balcony. To the far side is a car port and further parking space. Across the lane a gate leads into the generous side garden with greenhouse and useful garden shed and beyond this opens into a substantial rear garden, which is primarily lawn, with planted borders, productive fruit and vegetable gardens and a paved patio and BBQ area. At the far end a five bar gate gives access to the garden as well as potentially more parking, and a detached timber garage/workshop. Part way up the garden a pedestrian gate opens up onto the side lane and directly opposite is a useful concrete stable yard, with three block built stables, a hay barn and further workshop, along with a useful level paddock approaching 1.3 acres.









Total area: approx. 113.5 sq. metres (1221.9 sq. feet)

## Location

Narracott Cottage sits well back from a quiet country lane just a short drive for the bustling community of Hatherleigh on the Northlew road. Hatherleigh offers a good range of traditional amenities including primary school, Coop supermarket, vet and doctors surgery. The larger town of Okehampton is approximately 8 miles away offering a wider range of amenities and secondary schooling as well as a rail and road link to Exeter. The town of Holsworthy is also easily accessible by car and the coastal town of Bude offering sandy beaches, stunning coastal walks and popular destination with surfers, is only a 30 to 35 minute drive away.

## KEY INFORMATION

- 3 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Driveway
- Not Listed
- Heating: Oil
- Utilities: Mains electric. Private 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
- EPC Rating: C (74)
- Council Tax Band: B
- Tenure: Freehold
- Broadband: ADSL  
\*Per Ofcom
- Mobile Signal: Variable to good. \*Per Ofcom
- Wheelchair accessible

## Miller Town & Country powered by eXp

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### VIEWING:

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