



1 & 2 Westcott Cottages

1 & 2 Westcott Cottages, Docombe, Moretonhampstead, TQ13 8SU



Dunsford 2.7 miles, Moretonhampstead 2.5 miles, Exeter 11.2 miles

A pair of attractive rural cottages on Dartmoor National Park with parking, gardens and just under 3.5 acres accessed down a short pathway and consisting of pasture and woodland.

- Two beautiful cottages
- Located on Dartmoor National Park
- Two bedroom and one bedroom cottages
- Recently refurbished
- Amazing local walks directly onto the moor
- 3.5 acres of land available
- Potential to convert the cottages into one (STP)
- EPC - F
- Council tax band - C
- Freehold

£500,000

SITUATION

The cottages are situated on Dartmoor National Park just outside the hamlet of Docombe, in the heart of the Teign Valley, a most favoured area with beautiful surrounding moorland and country walks. The cottages are on the local bus route and is a short distance from the sought-after village of Dunsford (2.7 miles) and the larger town of Moretonhampstead (2.5 miles). The cathedral and university city of Exeter (11.2 miles) has a range of facilities befitting a centre of this importance. Being within a National Park there is magnificent countryside to be enjoyed, whether on horseback, bicycle or on foot. Public footpaths lead directly from Docombe up onto Mardon Moor.

DESCRIPTION

A wonderful opportunity to acquire 1 attached and 1 end of terrace stone barn conversion cottages with attractive gardens on Dartmoor National Park. The cottages provide modern accommodation with some original features set in a stunning rural location with ample parking and great views. There is potential for the cottages to be combined into a single dwelling, subject to securing the necessary planning permissions.

NO.1 WESTCOTT COTTAGE

A front porch leads into an open plan kitchen/dining/sitting room with floor and wall mounted units in the kitchen and a feature Inglenook fireplace with a woodburner and bread oven in the sitting room. Stairs rise to a first floor landing off which is a double bedroom with fitted cupboards and a family shower room.

NO.2 WESTCOTT COTTAGE

The front porch leads into a recently renovated open plan kitchen/dining/sitting room. The kitchen has recently installed Howden's units with a useful understairs

storage area, whilst the dual aspect sitting room has a cosy woodburner. Stairs rise to a first floor landing off which are 2 bedrooms, one with fitted cupboards, and a modern family bathroom.

GARDEN AND PARKING

The property has ample parking with a turning area and pretty gardens to the front.

LAND

There is just under 3.5 acres also with the property, accessed down a short pathway and consisting of pasture and woodland. The pasture is split into two paddocks, the first with field shelters and access to both the bigger paddock and the woodland. There are 2 larger Field Shelters that measure 12 x 24 ft, another smaller one at 12 x 12 ft, and a Hay Shed which is 12 x 12 ft.

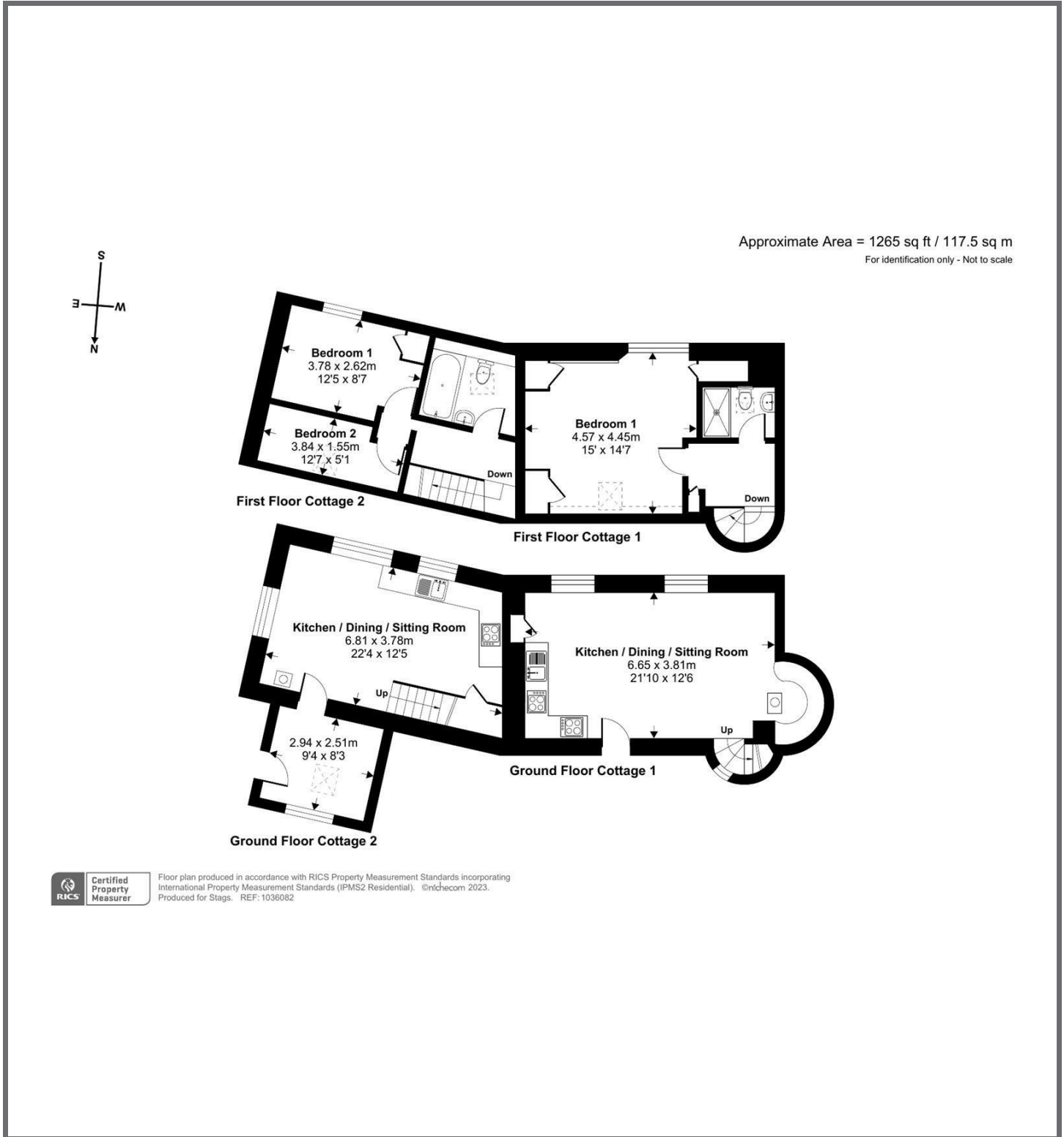
SERVICES

Mains electricity. Private water (borehole) and drainage (septic). Electric central heating and woodburners. Both properties are double glazed.

DIRECTIONS

From the A38 take the A382 to Moretonhampstead. At Moretonhampstead take the B3212 to Dunsford and Docombe. On leaving Docombe carry on for approx. 1 mile and take the right turn marked Westcott. Carry on up the hill and on reaching the hamlet take the right hand fork. The cottages will be on your right. What3words - masking.career.indicates





These particulars are a guide only and should not be relied upon for any purpose.

21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		Current	Maximum
(92-100) A	100	100	100
(81-91) B	91	91	100
(69-80) C	80	80	100
(54-68) D	68	68	100
(39-53) E	53	53	100
(21-38) F	38	35	100
(1-20) G	20	20	100
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

01392 255202
 exeter@stags.co.uk

stags.co.uk