



Ginger Pop Cottage





# Ginger Pop Cottage

, North Tawton, Devon, EX20 2DS

North Tawton 0.25 miles, Okehampton 7.5 miles, A30 7 miles,  
Exeter 20 miles

**A beautiful Grade II Listed cottage with parking and gardens on the fringes of a sought-after Mid-Devon hamlet.**

- Attached Grade II Listed cottage
- Rural but accessible location
- Off street parking
- Well maintained gardens
- EPC - C
- Two bedrooms
- Character features throughout
- Garage
- CTB - B
- Freehold

**Guide Price £295,000**

## SITUATION

The property is situated in an enviable position on the rural fringes of the hamlet of Essington, just outside North Tawton. The thriving town of North Tawton offers a comprehensive range of amenities including various shops, post office, public houses, hairdressers, primary school, dentists, doctors and veterinary surgery. The property is also within easy reach of Okehampton offering a more comprehensive range of shopping, educational and leisure facilities. The A30 dual carriageway is easily accessible from Whiddon Down, some 7 miles distant, providing a direct link west into Cornwall or east into the Cathedral City of Exeter with its motorway, mainline rail lines and air links.

## DESCRIPTION

Ginger Pop Cottage is a Grade II Listed attached cottage which the Listed Buildings notes suggest dates from the 17th Century. The two bedroom cottage, which is within the North Tawton conservation area, has many period features including exposed ceiling beams and stone fireplace. In 2014, the property was refurbished including a new thatch roof, new slate roof, chimney stack and full re-wiring. The thatch ridge was replaced in 2023. Of rendered cob and stone elevations beneath a mainly thatched roof, the property is well presented.





## ACCOMMODATION

The stable front door leads into the kitchen which has a range of matching eye and base level units, electric oven, ceramic hob, space and plumbing for washing machine and dishwasher together with exposed oak beam. The sitting / dining room is dual aspect and has a stone fireplace with bread oven and exposed ceiling beams. The rear hallway, currently used as a small office area, leads through to the conservatory with French doors to the rear garden. Of further note on the ground floor is a modern bathroom with an electric shower. Stairs from the sitting room rise to a small landing off which are two bedrooms.

## GARDENS

Off the lane is a large gravelled driveway offering generous parking space. This leads to the garage / workshop with power and light connected. Attached to the side of the property is a useful store / utility room with power, lighting and space and plumbing for washing machine. In the rear garden, adjoining the property, is a large gravel seating area. There is also paved patio with a path through the lawns with several well-established trees and shrub borders. To the rear of the property is a decked area with views across the adjoining fields.

## SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Broadband - 57mbps BT high speed fibre 2

## AGENTS NOTE

There is a right of way (ROW) for the local farmer over the initial section of the driveway for access into the neighbouring field. Please ask the agent for further details.

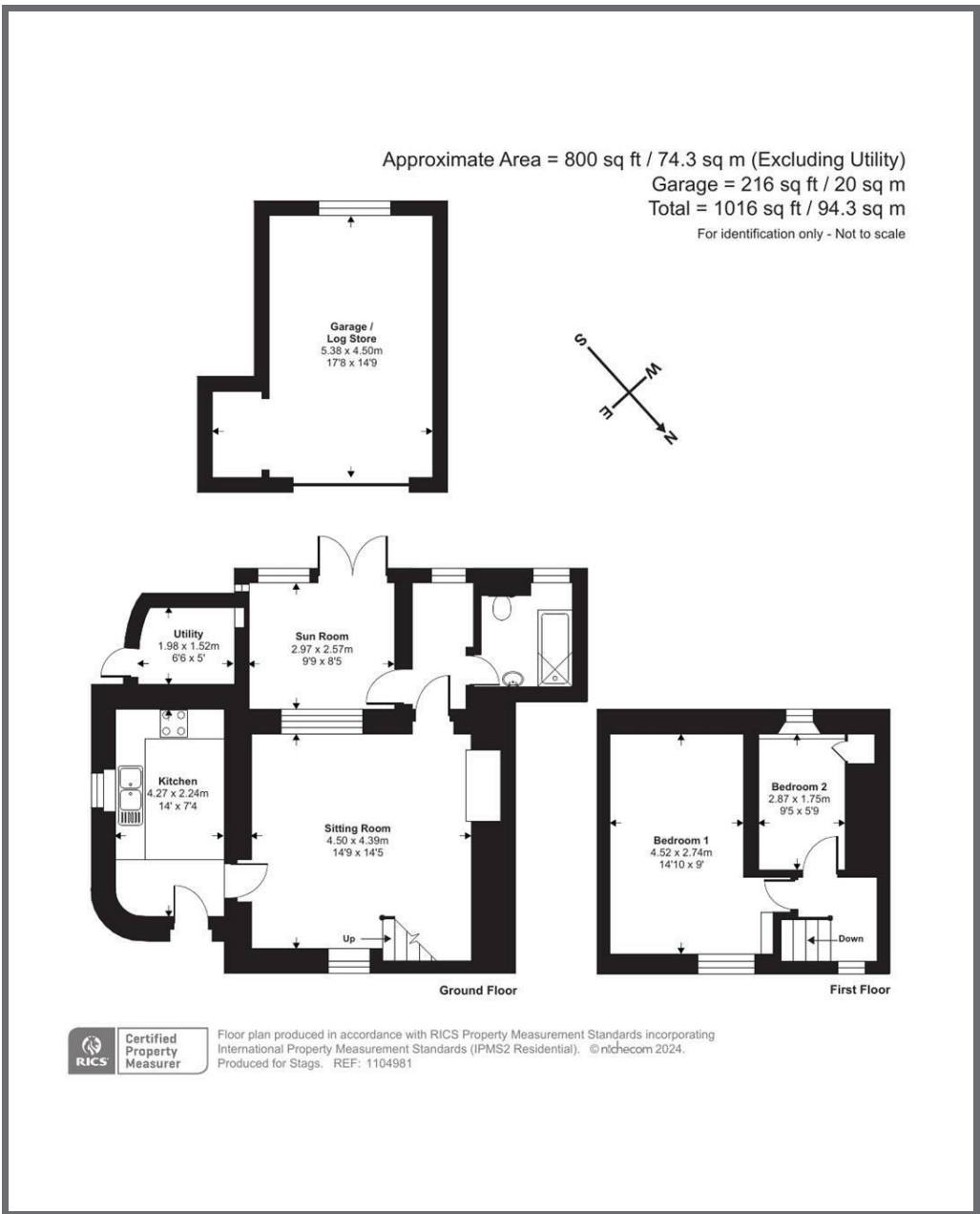
## DIRECTIONS

From Exeter proceed on the A30 exiting at the Whiddon Down junction. Just after the service station turn right signposted North Tawton. Continue on to North Tawton and proceed into the town square, turning right to the side of the town hall. Proceed for approximately quarter of a mile to the hamlet of Essington and turn right where the property is the last on the right as you leave the hamlet.  
What3words - whirlpool.hexes.fidget





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	75
England & Wales		EU Directive 2002/91/EC	

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

exeter@stags.co.uk

01392 255202