



No.2 Netherton Hill

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Drewsteignton, Devon, EX6 6QS

Chagford 3.6 miles, Okehampton 10.7 miles, Exeter 15.1 miles

A charming two bedroom terraced cottage with courtyard and store rooms in a popular Dartmoor village.

- No onward chain
- Beautifully presented cottage
- Sitting/Dining Room with Woodburner
- Two partially converted storage sheds - currently being used as a summer house
- EPC - D
- Dartmoor National Park
- Kitchen/Breakfast Room
- 2 bedrooms
- Freehold
- Council tax band - C

Guide Price £275,000

SITUATION

No.2 Netherton Hill is set in a charming location in the sought after Dartmoor village of Drewsteignton. Drewsteignton is a delightful traditional village of thatched cottages set around a village square with popular pubs, community shop and ancient church. The moorland town of Chagford is 4 miles distant and has a larger range of amenities including a school, various sports clubs and a range of shops and pubs, and Castle Drogo is close by, with cafe and coffee shop. The larger town of Okehampton is within easy driving, again with a good range of shops and services, including three supermarkets, secondary school and cinema. The property has good access to the A30 dual carriageway which leads to the university and cathedral city of Exeter which has a wide range of shops, services and amenities as would be expected from a centre of this size. From Exeter there is good access to the M5 and there are railway stations to London (Paddington and Waterloo). Drewsteignton is in the Dartmoor National Park and as such there are ample opportunities for walking and riding within the area and is on the Two Moors Way.



DESCRIPTION

A characterful two bedroom period cottage offered in excellent condition in the sought-after village of Drewsteignton. Within recent years this delightful cottage has been thoughtfully renovated and decorated throughout. In brief, the ground floor offers an entrance hall with doors leading into a kitchen/breakfast room, sitting room, and stairs rising to the first floor. The traditional styled kitchen/breakfast room has modern base level cabinets with both marble and oak tops and space for an electric cooker, fridge and freezer, along with integrated dishwasher. The beautifully presented and spacious sitting room has a period featured granite inglenook fireplace with a woodburner and ceiling beams. A door from the sitting room leads to the rear courtyard.

Stairs from the entrance hall rise to a landing with exposed wooden floor boards. Off the landing is a spacious principle bedroom with fitted cupboards and a period fireplace, a second double bedroom. a modern family bathroom with an electric shower and a separate WC.

OUTSIDE

A door from the sitting room leads to a small courtyard with a seating area and two partially converted outbuildings offering potential for conversion, subject to gaining the necessary consents. The first shed is insulated with two roof lights and plumbing for a potential toilet or sink, and its currently being used as a garden office/summer house. The second shed has space for a washer/dryer/freezer space and ample storage. There is no allocated parking for the property, although parking can be found in The Square or just down the hill turning right into the public car park. 2 Netherton Hill has a right of way to the lower access and lane.

SERVICES

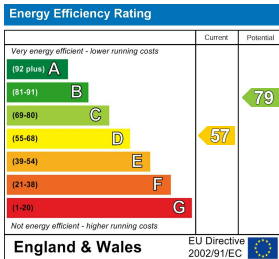
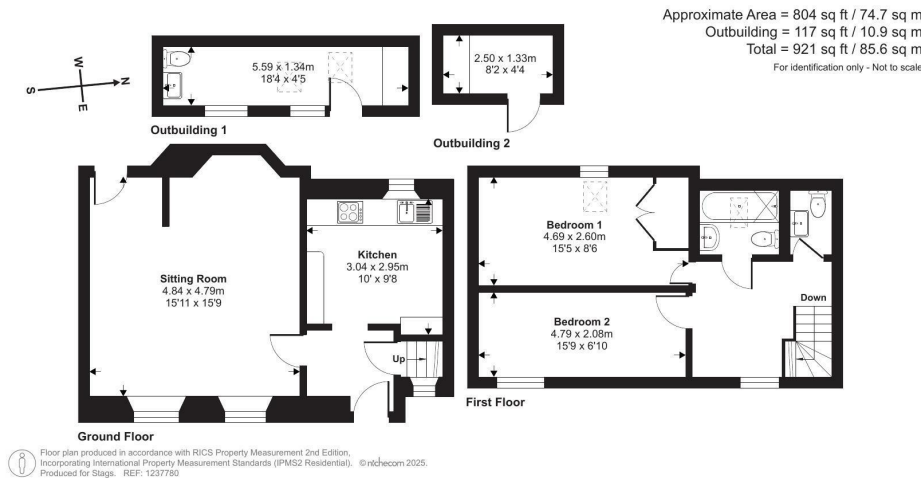
Mains Electric, water and drainage. Central heating provided by modern electric heaters and a woodburner.

DIRECTIONS

From Exeter join the A30 towards Okehampton and once on the carriageway take the turn to Whiddon Down, A382 Services and Moretonhampstead. Take the 1st right turn taking you back over the A30 then take first left turning signposted Crockenwell. Continue along this road for approximately 1.5 miles and then turn right signed posted for Drewsteignton. Continue along this road for approximately 1.5 miles until you meet a junction where to turn right. Go up the hill and after a short distance the property can be found on the left. Parking is available in the public car park which is located just before the cottage on the right hand side or at the top of the hill at The Square.



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.



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