



Church Cottage



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Lewdown, Okehampton, Devon, EX20 4QY

Lewdown 1.1 miles - Launceston 8.5 - Okehampton 11.1

An enchanting 17th Century detached cottage with a wealth of character set amongst established gardens in a peaceful location

- Detached Period Cottage
- Grade II Listed
- Character Features
- Detached Garage and Parking
- 0.6 Acre Mature Gardens
- Rural Outlooks
- Tenure: Freehold
- Council Tax Band: F

Guide Price £699,950

SITUATION

The property is peacefully situated overlooking its own gardens with rural outlooks beyond. Nestled on the outskirts of Lewdown approximately 1 mile away, the village has its post office/general store catering for day-to-day needs, primary school and public house. Adjoining Lewdown is the small village of Lewtrenchard with its famous Manor Hotel. The larger towns of Okehampton, Launceston and Tavistock are all approximately 10 miles away and offer a comprehensive range of shopping facilities including supermarkets, doctors', dentists', veterinary surgeries, cinema, swimming pools and easy access to Dartmoor National Park. The village of Lifton is 5 miles to the west, with a post office/general store, doctors' surgery, the well-respected Arundell Arms and Strawberry Fields Farm Shop. Access to the A30 trunk road is within 3-4 miles of the property which links the cathedral cities of Exeter and Truro.

DESCRIPTION

A charming Grade II Listed cottage boasting immense character both inside and out, with the original part understood to date back to the 1630's. Historically, the property was once owned by the neighbouring St George's Church and now offers an exciting opportunity as a residential home. Improvements have been made by the current owner with the opportunity to carry out more, including refurbishment works to the wooden windows and the option to extend following a recent pre-application. The property is understood to be constructed of mixed construction including stone, rubble and cob with a Delabole slate roof and has a range of beautiful features throughout.



ACCOMMODATION

The accommodation throughout the cottage presents a number of original character features including exposed wooden beams and stonework, leaded windows and beautiful fireplaces. The current owner has made a number of improvements throughout, such as new Karndean flooring in both the sitting room and study, installing new wood burners and preservation works to both chimney stacks to name a few. Upon entering the property from the front, there are 2 reception rooms both housing recently installed wood burners in beautiful fireplaces, and the ground floor study off the sitting room which has the benefit of electric underfloor heating. There is a rear walk-in larder with power and space for freestanding appliances along with an understairs storage cupboard with light and shelving. The kitchen comprises a range of base and wall mounted wooden units with wooden worktops, an integrated fridge/freezer, electric oven and hob. There is a fitted wooden table and chairs, and ample space for white goods in the adjoining utility room. There is access to the courtyard garden off the kitchen, and a separate ground floor bathroom with bath, electric shower, WC and wash hand basin servicing bedrooms 3 and 4.

The first floor accommodation is accessed via 2 separate staircases. The original 17th Century part of the property has a double bedroom with exposed wooden beams, a feature fireplace and wardrobe hanging space, and a separate bedroom with an ensuite shower room. There is a generous family bathroom with a freestanding bath, feature wooden panelling and flooring, WC, wash hand basin and airing cupboard. The extended part of the house presents 2 further double bedrooms, bedroom 3 benefitting from a built in wardrobe whilst all 4 bedrooms enjoy views over the gardens and beyond.

OUTSIDE

The property is nestled amongst mature and well established gardens, with levels areas for seating whilst the majority of the gardens slope towards a small stream. Fully stocked with an abundance of mature shrubs and trees, the gardens provide an array of colour throughout the year. A number of steps and pathways cut through the gardens and both the property and gardens face south and south westerly with an additional raised lawn to the rear. An area of hardstanding provides parking for 3 vehicles with a separate garage with double doors, power connected and partitioning walls to one end. This offers an exciting opportunity to be used as a study/office subject to gaining the necessary consents. There is a stone walled courtyard and wrought iron gate with direct access to St George's Church and further space at the rear for storage or to extend. A pathway from the far end of the cottage leads to an enclosed area of lawn and wildlife gardens, perfect for pets and in all the property extends to 0.616 acres or thereabouts.

SERVICES

Mains water and electricity. Private drainage via septic tank and soakaway. Oil fired central heating and woodburning stoves. Electric underfloor heating in the study. Single glazed wooden windows throughout. Broadband availability: vendor currently has download speeds of 13.7mbps through Sky Broadband Superfast. Mobile availability: limited - via O2. Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendor's sole appointed agents, Stags.

DIRECTIONS

From Launceston, take the A30 west towards Okehampton and exit signposted Lifton/Liftondown. Proceed along the West Devon Way, through the village of Lifton and continue along this road passing through the hamlet of Portgate. Upon entering Lewdown, take the first left hand turning signposted towards Thrusshelton and continue along this road for approx. 1 mile where the property will be found on the left hand side.

what3words.com: ///carefully.before.classed



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.



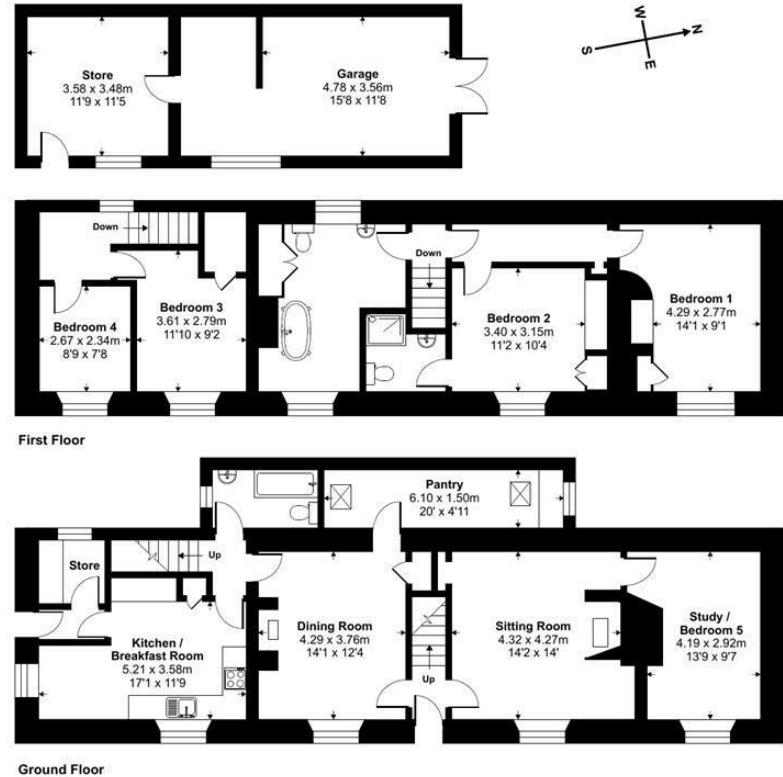
| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not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

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Approximate Area = 1921 sq ft / 178.4 sq m
 Garage / Store = 412 sq ft / 38.3 sq m
 Total = 2333 sq ft / 216.7 sq m
 For identification only - Not to scale



RICS Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1036962