



Old Tree Cottage



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WIDECOMBE • DEVON • TQ13 7TA

Discover the quintessential charm of Dartmoor living with this impressive mid-terrace two-bedroom cottage located in the heart of the picturesque village of Widecombe-in-the-Moor. Nestled within a row of traditional stone cottages, this property offers a perfect blend of historic character and modern comfort, making it an ideal home for those seeking a tranquil rural retreat.

This charming cottage is a rare find, offering an idyllic lifestyle amidst some of Devon's most breath-taking scenery. Perfect for those looking to escape the hustle and bustle of city life, this property is sure to capture your heart.

Contact us today to arrange a viewing and take the first step towards making this enchanting cottage your new home.

OFFERS IN EXCESS OF £450,000

THE DARTMOOR OFFICE

TEL: 01364 652652

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Step inside...

The property is accessed from the centre of Widecombe, through a covered porchway with ample space for muddy boots and dog leads.



The front door leads directly into the hallway with Travertine flooring. Doors lead off to the living room, ground floor bathroom, kitchen and stairs rise to the first floor.





The LIVING ROOM has exposed wooden floorboards, integrated working log burner with focal Granite stone surround and hearth.

There are ledged and braced doors with traditional ironmongery throughout the cottage as well as a window to the front elevation with a view to the village green beyond.

A door to the rear leads to the conservatory.



CONSERVATORY / DINING ROOM with Travertine flooring, exposed stone wall. PVCu double glazed windows and doors looking over the garden. A solid ceiling with recessed spotlights allows the light to flood in.







The quirky KITCHEN is fitted with a range of high gloss floor and wall mounted units with wooden work tops, inset composite sink and drainer with swan neck mixer tap. Integrated appliances include a Fisher and Paykel eye level oven, dishwasher with pull out drawer and induction hob with extractor hood over, and Smeg microwave oven. There is a coloured glass splashback, travertine flooring and under counter lighting. A window to the rear elevation looks out onto the garden. There is a door which also leads to the garden.



The modern opulent bathroom is fitted with a square ended bath with waterfall shower over and additional hand held shower head. Built-in wash hand basin with vanity cupboard and low level WC and with concealed cistern and pipework. There is a built in storage cupboard and large wall mounted illuminated mirror, and well as tiled splashbacks.

And so to bed....

Stairs lead up to the first floor landing with frosted window to rear. Exposed wooden flooring. Doors lead to

BEDROOM ONE with a window to the rear looking over the courtyard garden. Built-in storage cupboard and ledged and braced doors with ironmonger sliding locks.

Curtain to EN-SUITE SHOWER ROOM.





The EN SUITE sits tucked away to one side and is fitted with an enclosed corner shower unit and low level WC with space saving inset sink. There is a window to the front elevation with deep sill. and tiled splashbacks.

BEDROOM TWO is a unique shaped room and sits off to the left hand side. There is a window to the front elevation overlooking the green.







Step outside...

There is access from both the conservatory through the French doors and the kitchen to the private and enclosed rear courtyard garden with low maintenance Astro turf lawn and patio areas.



A rear gateway leads to an allocated parking space, suitable for large vehicles and scope to be sheltered if needed.

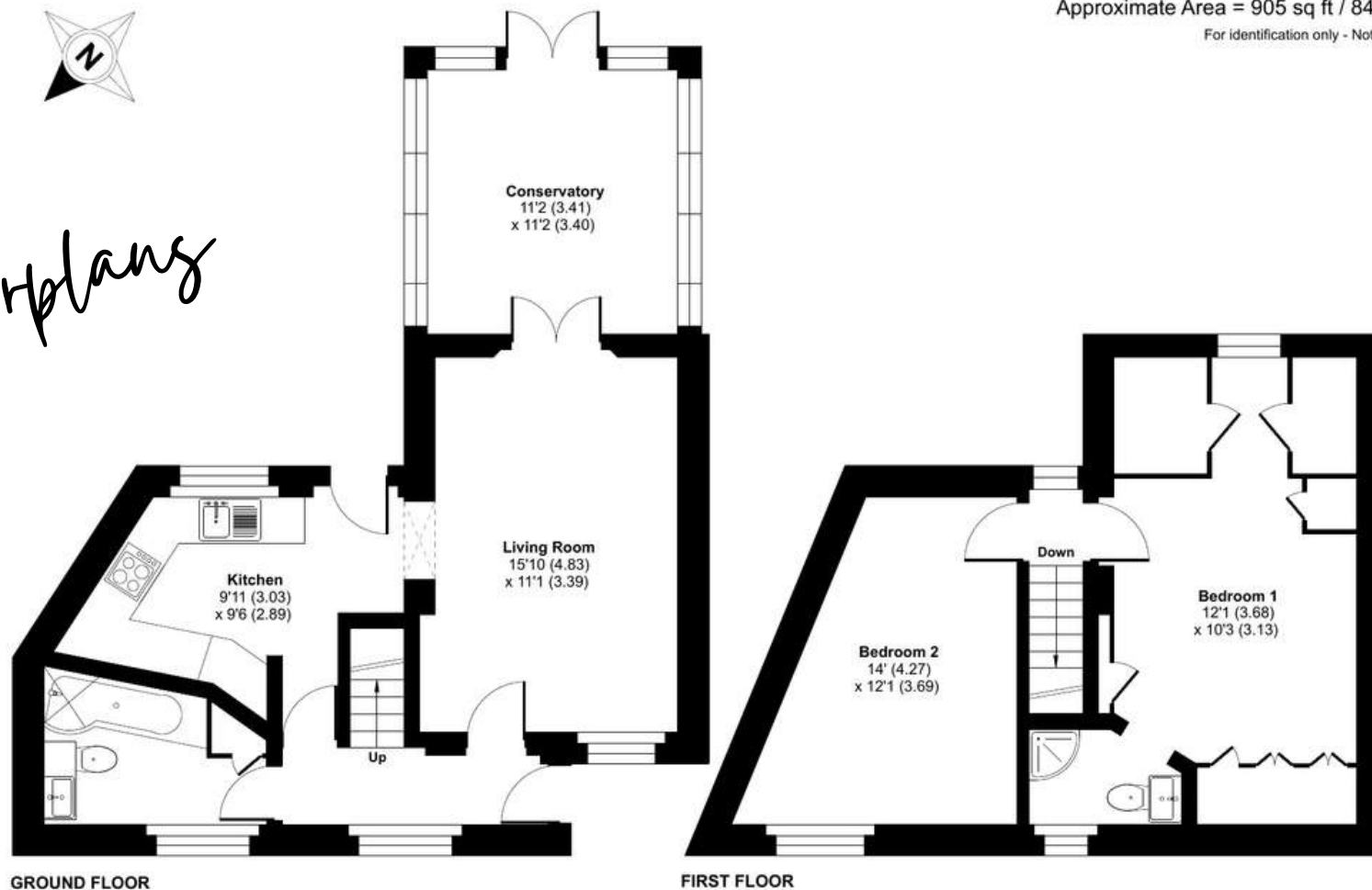
Old Tree Cottage, Widecombe-in-the-Moor, Newton Abbot, TQ13

Approximate Area = 905 sq ft / 84 sq m

For identification only - Not to scale



Floorplans



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1162124



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Key Facts for Buyers

TENURE - Freehold

COUNCIL TAX - Band D

EPC - E

SERVICES - Mains electric, water and drainage.

BROADBAND

Broadband is available but for more information please click on the following link - [**Open Reach Broadband**](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [**Mobile Phone Checker**](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

Property Report - [Key Facts for Buyers](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652 Email - hello@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance

About... Dartmoor

Widecombe-In-The-Moor, one of Dartmoor's most picturesque villages, famous for its annual fair and situated in the heart of the National Park. The church is known as "the Cathedral of the Moor" and there is a primary school, two pubs, shop, post office, cafes, tennis court and playing field.

The surrounding Dartmoor countryside is renowned for its spectacular scenery with its tors, heather clad moorland, patchwork fields and wooded valleys bisected by rushing streams and rivers, and there are many opportunities locally for walking, riding and fishing.

Easily accessible across the moor are the moorland towns of Bovey Tracey, to the east, and Ashburton, to the south, where there is a full range of local amenities as well as access on to the A38 dual carriageway, leading west to Plymouth and east to the university city of Exeter, which has an international airport, railway stations with mainline connections to London, access on to the M5 motorway and a good selection of both private and state schools. Plymouth is less than hour away, from where there are ferries to the Continent and to the south is the South Hams area of South Devon with its wonderful coastline.







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To view this property strictly by appointment only please scan the QR code above,
pop in to our office or please do give us a call using the contact details below.

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