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Crowden Mill Cottage



Okehampton 8 Miles, A30 10 Miles, Exeter 33 Miles

A chain free detached cottage in need of improvement, set in 0.81 acres of garden/paddock with garage/workshop and barn.

- Sitting Room
- Kitchen/Dining Room
- 3 Bedrooms
- Family Bathroom
- 0.81 acres
- Garage/Workshop
- Detached Barn
- Council Tax - D
- EPC Band - G
- Freehold

Guide Price £375,000

#### SITUATION

Situated approximately half a mile from the village of Northlew, in a rural yet not isolated position. Northlew is a self contained rural community with various amenities including a public house, places of worship, primary school, community shop and various local clubs and activities, together with a twice weekly post office service. A more comprehensive range of amenities can be found in the town of Okehampton, which offers an excellent range of supermarkets (including a Waitrose) local and specialised shops, doctor's surgery, dentists and hospital. The town has schooling from infant to A-level standard, together with numerous sports and leisure facilities, including a modern leisure centre in the attractive setting of Simmons Park. The Dartmoor National Park offers hundreds of square miles of superb unspoilt scenery. The A30 dual carriageway is easily accessible from Okehampton providing a direct link west in to Cornwall or east to the Cathedral and University City of Exeter with its M5 motorway, main line rail and international air connections.

#### DESCRIPTION

A charming, individual detached cottage in need of updating and improvement. The property comes to the market for the first time in generations and in brief offers, to the ground floor. A sitting room with open fireplace and a triple aspect kitchen/dining room with multi fuel Rayburn. On the first floor are three bedrooms and a spacious bathroom. The property is double glazed and LPG gas centrally heated. The cottage sits within gardens and paddock areas of 0.81 acres and benefits from a garage and workshop and two storey cob and stone barn. The property is offered with no ongoing chain.

#### ACCOMMODATION

Via double glazed door to ENTRANCE PORCH: Window to front, door to ENTRANCE HALL: Fitted cupboard, stairs to first floor, doors to SITTING ROOM: Double glazed window to front, radiator, open brick fireplace. KITCHEN/DINING ROOM: Range of wall and base cupboards with work surfaces over and inset sink and drainer, dual aspect double

glazed windows, fireplace with inset multi fuel rayburn, space for dining table. FIRST FLOOR LANDING: Fitted cupboard with access to loft space, Doors to BEDROOM 1: Double glazed window to front. Alcove with hanging rail and shelving, built in cupboard housing LPG Gas boiler, radiator. BEDROOM 2 Double glazed window to front, radiator, BEDROOM 3: Double glazed window to front, radiator. BATHROOM: White suite comprising panelled bath, WC, pedestal wash basin. Double glazed opaque window to rear.

#### OUTSIDE

Adjoining the lane is a detached stone built GARAGE/WORKSHOP: with sliding door to the front opening into the garage and a separate door at the rear opening into the workshop. To the left of the workshop is a parking space and this opens to the front garden/courtyard area, primarily laid to lawn with mature shrubs and bushes. A set of steps from here leads up to the main formal south facing garden again laid to lawn with GREENHOUSE. Adjoining the courtyard is a useful two bay COB/STONE BARN with loft storage over. Suitable for animals/storage etc. The paddock area lies to the rear of the cottage and extends around the side of the barn, being suitable for grazing, poultry, dogs etc and adjoins the River Lew. A five bar gate at the rear of the cottage opens into the paddock and would be ideal for creating additional parking.

#### SERVICES

Mains Electricity and Water. Private Drainage.

#### DIRECTIONS

For Satnav purposes the postcode is EX20 3NE. What3words location: stall.menu.symphonic

#### AGENT'S NOTE

There has never been a better time to consider a buy-to-let investment and this property may be of interest to buy-to-let investors. Our lettings department would be more than happy to assist with achievable rental figures in the current market and also provide further information about the letting services on offer. They can be contacted on 01822 619818 and 01837 659430 or rentals.westdevon@stags.co.uk.

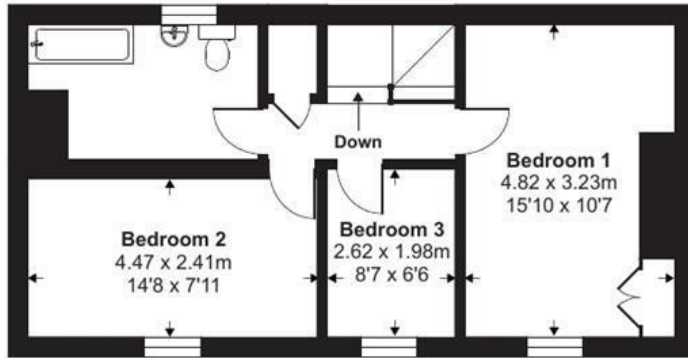




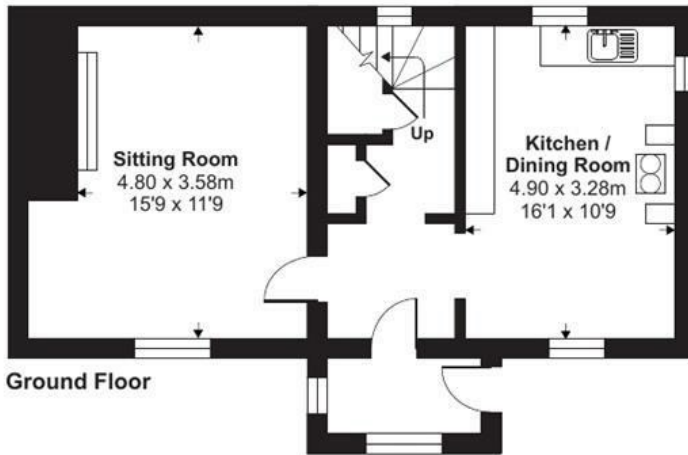




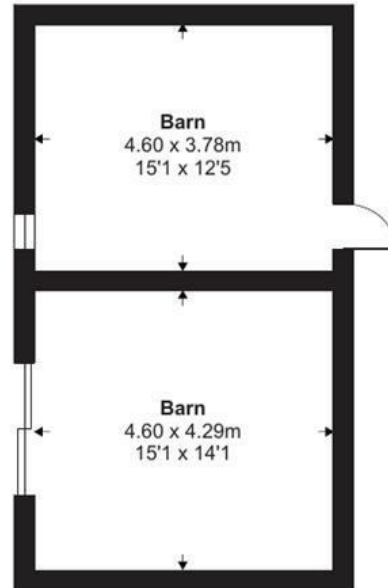
Approximate Area = 1076 sq ft / 99.9 sq m  
 Outbuilding = 403 sq ft / 37.4 sq m  
 Total = 1479 sq ft / 137.3 sq m  
 For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1068011

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

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Energy Efficiency Rating		Current	Potential
(92-100) A	(85-91) B		80
(82-84) C	(72-81) D		
(69-71) E	(55-68) F	5	
(1-68) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales			

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