



47, Market Street



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Hatherleigh, Okehampton, Devon EX20 3JP

Town Centre 0.1 Miles, Okehampton 7.5 Miles, A30 10 Miles.

A charming three bedroom Grade II listed home, situated within the heart of Hatherleigh.

- Sitting Room
- Three Bedrooms
- Courtyard Garden
- Town Location
- Council Tax Band A
- Kitchen/Breakfast Room
- Bathroom
- Electric Central Heating
- EPC Band E
- Freehold

Guide Price £250,000

SITUATION

Situated within the heart of the old town of Hatherleigh. The town offers a traditional range of amenities including supermarket, shops, art gallery and cafe, together with post office and garage/supermarket. There are two public houses, a primary school, health centre, veterinary surgery and community market. There are various sporting facilities together with an excellent modern community hall. The larger town of Okehampton has an excellent range of shops and services, three supermarkets including a Waitrose and a range of locally and nationally owned shops and businesses. The town has a modern state of the art hospital, leisure centre and schooling from infant to A-level standard. From Okehampton there is direct access to the A30 dual carriageway providing a direct link west into Cornwall or east to the cathedral and university city of Exeter with its M5 motorway, main line rail and international air connections. The countryside around Hatherleigh is well known for its recreational and sporting facilities with fishing on the Torridge and walking and riding on the Tarka Trail and Granite Way. The North and South coasts of Devon and Cornwall are easily accessible with delightful beaches and attractive coastal scenery.



DESCRIPTION

47 Market Street is an attractive Grade II listed house of Georgian origins, offering spacious accommodation over three floors with many original features and high ceilings throughout. In brief, the house offers an entrance lobby opening to a welcoming sitting room with stone fireplace and woodburning stove. To the rear is a pleasant kitchen/breakfast room with enclosed staircase to the first floor. A rear lobby gives access to a useful utility cupboard, a modern bathroom and door to the rear courtyard. On the first floor are two double bedrooms. with the main bedroom having a staircase to a third bedroom/office. Externally there is an enclosed courtyard with useful storage shed.

ACCOMMODATION

Via solid door to: ENTRANCE LOBBY: Wood panelling to side, wall mounted electric meters, door to: SITTING ROOM: Feature stone fireplace with slate hearth and inset wood burning stove, radiator, recessed window to front, wood effect floor, stripped wood door at rear into: KITCHEN/BREAKFAST ROOM: Range of cottage style, painted timber base cupboards with oak work surfaces, 'Stoves' double width cooker inset in fireplace and space for a dishwasher. Single ceramic sink and drainer with mixer tap over. Space for upright fridge/freezer, ceramic tiled floor, window to rear. Staircase to first floor and understairs cupboard. radiator. Stripped wood door to: REAR LOBBY: Tiled floor. Thermostat control for central heating. Stable door to courtyard. Door to side into UTILITY CUPBOARD with worktop and plumbing and space under for washing machine. Linen shelving and hot water tank. Wall mounted electric boiler providing heating facilities. Door to FAMILY BATHROOM: Modern white suite comprising, shower bath with electric shower over and screen door. Large vanity wash hand basin with drawers under. WC, heated towel rail, opaque window to side, tiled floor. From the kitchen, stairs to:

FIRST FLOOR LANDING: Wood panelling to side, doors to: BEDROOM 1: Built in storage cupboard, recessed window to front, ornate cast iron fireplace with timber mantle, radiator, panelled door with enclosed staircase to loft room/bedroom 3. BEDROOM 2: Recessed window to rear with deep sill, wood panelling to side, radiator. BEDROOM 3/LOFT ROOM: This room is accessed via an enclosed staircase from bedroom 1. Velux window to rear. Exposed A-frame beams. Built in storage cupboard with hanging rail. Radiator.

OUTSIDE

Immediately to the rear of the property is an enclosed paved courtyard garden measuring approximately 18' in depth with high walled surrounds. A door to the side of here leads into a useful storage shed with electric light and power.

SERVICES

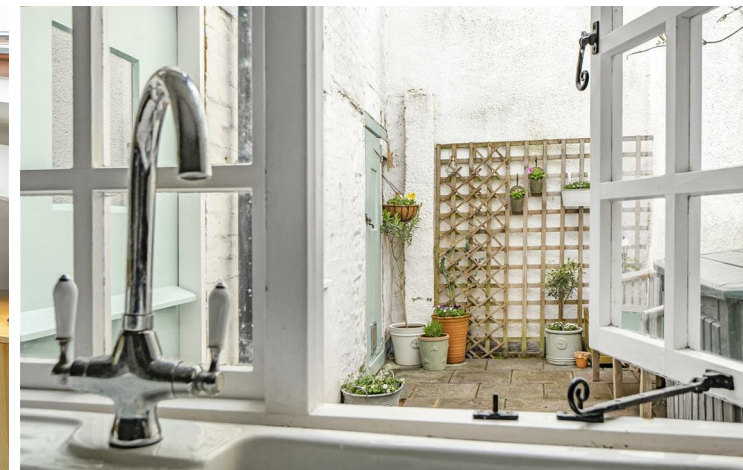
Mains electricity, water and drainage. Electric central heating. Broadband Coverage: Superfast likely available upto 80mbs (Ofcom). Mobile Coverage: 02, 3, Vodafone and EE likely available inside and outdoor (Ofcom).

DIRECTIONS

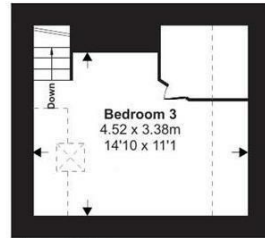
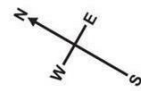
From Okehampton town centre proceed out of the town in a northerly direction following the A386 to Hatherleigh. At the mini roundabout on the edge of Hatherleigh turn right into the town and proceed around to the left into Bridge Street. Proceed to the top of the hill bearing around to the right by the George Hotel and into Market Street. Proceed up the hill where upon the property will be found upon the left hand side.

AGENTS NOTE

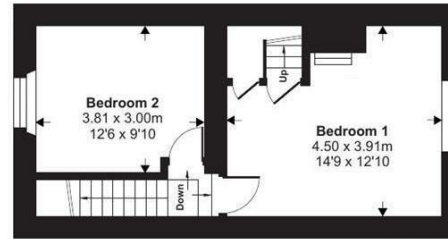
There is a part flying freehold above the family bathroom.



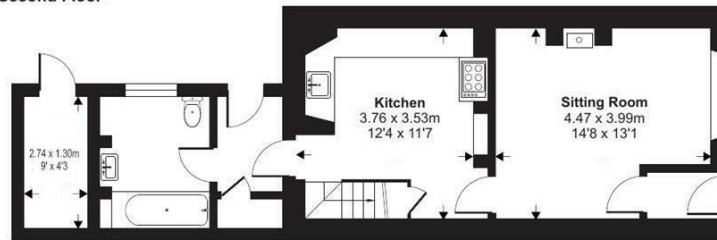
Approximate Area = 986 sq ft / 91.6 sq m
 Limited Use Area(s) = 50 sq ft / 4.6 sq m
 Outbuilding = 39 sq ft / 3.6 sq m
 Total = 1075 sq ft / 99.8 sq m



Second Floor



First Floor

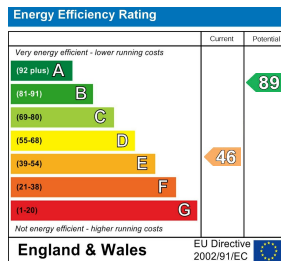


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1118350.

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