



Hare Path Cottage





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South Tawton, Okehampton, Devon, EX20 2PW

Okehampton 5.5 miles, South Zeal 1.5 Miles, Exeter 20 Miles

A uniquely positioned and well presented three bedroom detached cottage with separate one bedroom annexe, with gardens and stunning Dartmoor views.

- 3 Bedrooms And 2 Bathrooms
- No Chain
- Parking and Outbuildings
- Stunning Views
- Council Tax Band C
- Separate One Bedroom Annexe
- Attractive Front and Rear Gardens
- Dartmoor National Park
- EPC Band E
- Freehold

Guide Price £625,000

## SITUATION

The property is situated between the villages of Whiddon Down and South Zeal, within the northern boundaries of the Dartmoor National Park. The property has stunning Dartmoor views to the rear and no immediate neighbours. South Zeal offers a recreational ground with children's playground, sports field, skate park, tennis court, snooker club and modern pavilion available for hire. The Oxenham Arms (a historic public house and small hotel), a further country pub The Kings Arms and an excellent primary school. There are regular bus services to and from Exeter and access can easily be gained to the A30 dual carriageway at nearby Whiddon Down. The former market town of Okehampton is some 5 miles distant and offers an excellent range of amenities including 3 supermarkets, nationally and locally owned shops, hospital and a leisure centre in the attractive setting of Simmons Park. There is schooling from infant to A-level standard and various sports and leisure facilities including thriving rugby and football clubs, as well as tennis, squash and bowls. The Dartmoor National Park is easily accessible from the property and offers hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits.

## DESCRIPTION

Hare Path Cottage is an attractive stone built family residence, dating to C1905 and occupies a prominent elevated position set back from the road, set in grounds of 1/4 of an acre. From the rear there are superb panoramic views over adjoining countryside to the hills of Dartmoor. The property is offered in excellent order throughout, being double glazed and oil fired centrally heated. The main house offers a utility room and cloakroom, a modern fitted kitchen and sitting/dining room, together with a small study off. On the first floor are three bedrooms, with newly fitted en suite and family bathroom. Converted from the former threshing barn in 2015 is a delightful and spacious one bedroom barn conversion currently used as ancillary accommodation or potential income with airbnb. The barn offers a spacious kitchen with glazed doors overlooking the garden and countryside, a large sitting room with French doors to its own decked seating area, a double bedroom and shower room. This has a wet underfloor heating supplied via a boiler and there are 16 solar panels on the roof which provide an income. Lawned gardens lie to both the front and rear and there is an ample parking and turning area and substantial former nissen hut suitable for a variety of different uses.





**MAIN HOUSE**

Front entrance door to Utility Room: worktop with plumbing and space for washing machine and tumble drier, inset sink unit, cupboards and space for 'American' style fridge freezer. Dual aspect windows, tiled floor, access to loft space, stairs to first floor Bedroom 1 (which also interconnects with the rest of the upstairs accommodation if required). Inner Lobby: space for coats etc, doors to Cloakroom: Wc , vanity wash basin, tiled floor, window to side. Kitchen: range of timber base cupboards and drawers with solid work surfaces over. Matching wall cupboards and breakfast bar, integral electric oven with induction hob above and extractor hood. sink and drainer, window to rear with views, door to rear. Sitting/Dining Room: two windows to rear with delightful views, further window to front. Feature granite fireplace with inset wood burning stove, under stairs cupboard. Stairs to first floor. Study: window to front. First Floor Landing: window to front, access to boarded loft space, Velux windows and loft ladder. Airing cupboard with hot water cylinder. Doors to Bedroom 2: dual aspect windows, stripped wood floors, tv connection. Bedroom 1: dual aspect windows with attractive views. stripped wood floor, fitted wardrobe, tv connection and top cupboards. En Suite: newly fitted shower cubicle with electric shower, vanity wash basin, a staircase from this room also leads back down to the utility room. Bedroom 3: two windows to rear with Dartmoor views, carpeted floor, tv connection. Bathroom: newly fitted whit suite comprising bath with shower attachment, Wc, vanity wash basin, towel radiator, window to front.

**CONVERTED BARN ANNEXE**

Via glazed door to Entrance Lobby: Slate floor, door to barn and sitting room, step up to Kitchen/Breakfast Room: Range of contemporary base cupboards and drawers with worktop over and inset sink. induction hob, microwave and oven. space for fridge. Sliding double glazed door to garden offering lovely views, space for table. Sitting Room: A spacious room with window to rear overlooking fields. door to side decking. Oak floor, exposed timbers, roof light. Inner Lobby: Doors to Bedroom 1: Oak floor, roof light, window to side and tv connection. Shower Room: Fully tiled with walk in shower, Wc, heated towel rail. Outside there is an adjoining Store, which could very easily be converted to a further bedroom or reception room for the annexe (subject to any necessary consents).

**OUTSIDE**

Immediately to the front of the house is a brick paved parking and turning area for numerous vehicles. NISSEN HUT 53'11" x 17'10" : a large multi purpose building with light and power connected (we believe this building is likely to contain asbestos, purchasers to make their own enquiries if necessary). The front garden is accessed via a path from the drive leading to the front door. Being laid to lawn with beech hedging and shrub borders. The main garden lies to the rear and adjoins open fields offering superb views. Laid to lawn with mature shrubs trees and hedges. The lower garden has been used in the past to house a small pony and benefits from an adjacent stable. A small paved area lies in front of the annexe and on the side of the annexe is an enclosed timber decked garden with external power and light and views to Cosdon Beacon. LEAN-TO: housing the solar panel controls, electric boiler for the annexe and plumbing for a washing machine. Adjoining the house is a STORE: with light and housing the oil fired central heating boiler.

**SERVICES**

Mains electricity, water and private drainage (installed 2015) Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. Broadband: Standard likely up to 10mbps available. Mobile Coverage: EE, Vodafone, 3 and 02 likely to be available. 16 solar panels with feed in tariff. Oil fired central to the house and underfloor electric heating to the barn.

**VIEWING**

This delightful property is ideal for family living and having the added benefit of a superb annexe which is ideal for use by a relative, offering letting potential (subject to any necessary consents), family gatherings or utilising as a substantial studio space. Viewing is highly recommended by the agents Stags to fully appreciate the accommodation on offer and the unique position of this property with stunning views of Dartmoor. Please contact the office on 01837659420 to arrange a viewing appointment.

**DIRECTIONS**

From our office in Okehampton proceed in an Easterly direction following the signs for South Zeal and Sticklepath. Continue through the village of Sticklepath passing Owlsfoot Garage on the right hand side. Proceed for approximately 1 mile where upon the property can be located on the right hand side.





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		89
(81-91) B		
(69-80) C		54
(55-68) D		
(39-54) E		
(21-38) F		Not energy efficient - higher running costs
(1-20) G		
England & Wales		EU Directive 2002/91/EC

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