



**STAGS**

2 The Arcade , Northlew, Okehampton, Devon EX20 3NY

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A Beautifully presented Grade II Listed property in the heart of the Devonshire village of Northlew.

Okehampton 7 Miles, A30 10 Miles, Exeter 33 Miles.

• Sitting Room • Kitchen/Dining Room • Family Bathroom • Two Bedrooms • Grade II Listed • Newly Thatched (2022) • Chain Free • Council Tax Band C • Freehold

Guide Price £199,950

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## SITUATION

The property is situated just off the village square of Northlew. The village is a self contained rural community with various amenities including; public house, places of worship, primary school and various social clubs/activities. A more comprehensive range of amenities can be found in the former market town of Okehampton, which offers an excellent range of supermarkets (including a Waitrose), local and specialised shops, doctor's surgery and dentist. The town has schooling from infant to A-level standard, together with numerous sports and leisure facilities, which include a cinema and a leisure centre/swimming pool situated in the attractive setting of Simmons Park. The A30 dual carriageway is easily accessible from Okehampton providing a direct link west into Cornwall or east to the with the Cathedral City of Exeter with its M5 motorway, mainline rail and international air connections. From the village of Northlew there is comparatively easy access to the north and south coasts of Devon with some attractive beaches and delightful coastal scenery.

## DESCRIPTION

A beautifully presented Grade II Listed property set in the heart of the West Devon village of Northlew. The property has been considerably updated and improved over recent years, having been re thatched in June 2022 and in brief comprises: a cosy sitting room with traditional inglenook fireplace. The kitchen/dining room is spacious and well fitted with integral appliances. At the rear is a large modern family bathroom. The upstairs of the property offers two bedrooms, the master bedroom having a nicely tucked away en-suite cloakroom with WC and wash basin The property retains a number of original features, is offered with no forward chain and would suit those looking for a permanent, holiday home or rental opportunity.

## ACCOMMODATION

Timber entrance door to ENTRANCE HALL: Stairs to first floor, Doors to: SITTING ROOM: Traditional fireplace with hearth and mantle, exposed timber, window to front. KITCHEN: Range of timber wall and base cupboards and drawers with work tops over. Freestanding electric oven



with extractor overhead, double bowl sink and drainer, integral slimline dishwasher and washer/dryer, door to side, window to front, door to: BATHROOM: Low level WC, pedestal wash basin, panelled L-shaped bath with tiled surround and shower above, heated towel rail, extractor fan. fitted cupboard, access to loft, frosted window to side. Electric boiler in loft above bathroom supplying heating via radiators and hot water.

FIRST FLOOR LANDING: Doors to: BEDROOM 1: Access to loft space, window to front and side aspect with exposed timber above, door to: CLOAKROOM: comprising WC, wall mounted sink, extractor fan. BEDROOM 2: Access to loft space, window to front elevation.

## OUTSIDE

There is a small frontage suitable for pots but no formal garden area.

## SERVICES

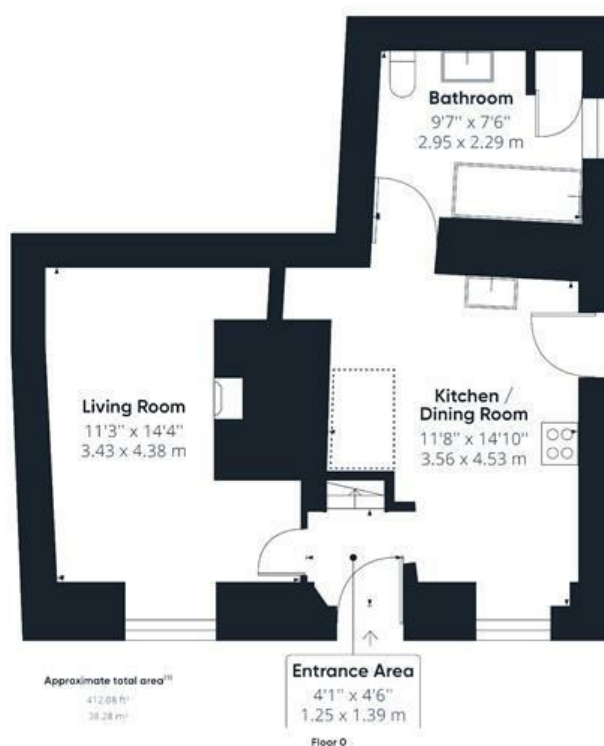
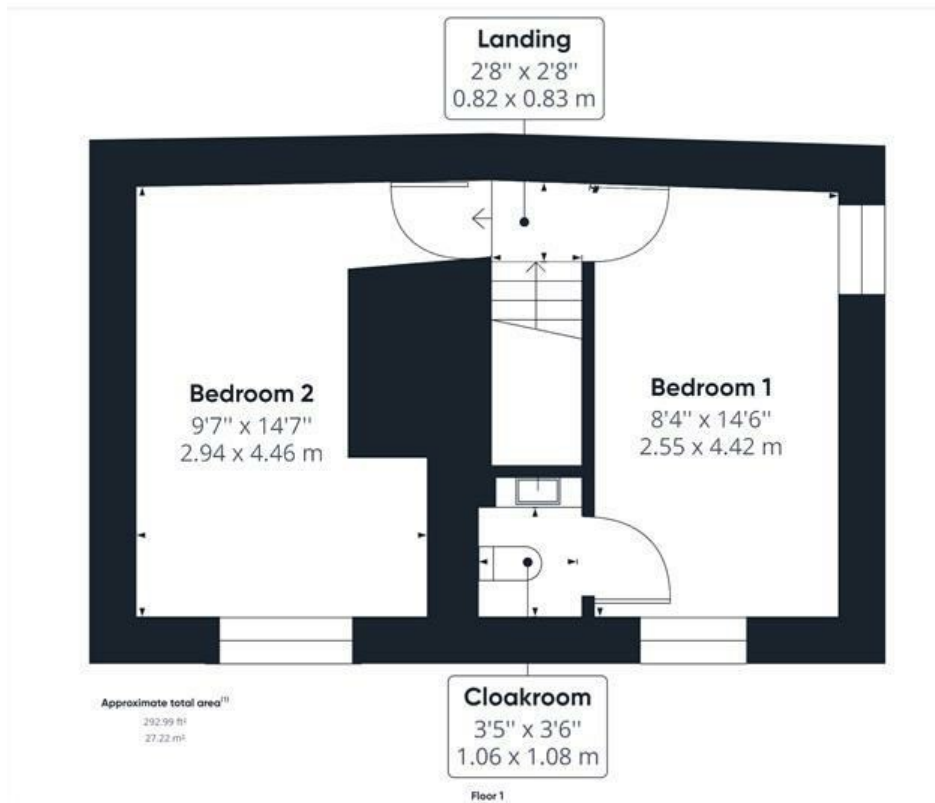
Mains Electric, Water and Drainage. Airband ultrafast broadband network is available in the area.

## DIRECTIONS

From Okehampton proceed out of the town in a westerly direction towards Tavistock and after approximately 1 mile turn right signposted to Holsworthy. After a further quarter of a mile turn right signposted to Northlew, following signs towards the village. On reaching the village square, the property is located to the right. Diagonally opposite the Church.







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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.