



Town Farm Cottage

Town Farm Cottage, Exbourne, Okehampton, EX20 3RP



Okehampton 6 Miles Exeter 27 Miles

A charming Grade II listed four bedroom property located in the popular village of Exbourne.

- Four Bedrooms
- Two Reception Rooms
- Kitchen
- Utility Room
- Popular Devon Village
- Grade II Listed
- EPC Exempt
- Council Tax Band D
- Freehold

Guide Price £425,000

SITUATION

Town Farm Cottage is situated within the heart of the popular conservation village of Exbourne, the property is within a short walk of the village's facilities, which include a thriving underground village shop and cafe, pre-school and primary school, popular public house, garage and parish church. There is also a village hall with many community activities. Exeter can be reached in approximately 35 minutes and there are regular bus services to Okehampton and to Exeter. The nearby town of Okehampton offers an excellent range of shops and services. The town has three supermarkets, including a Waitrose and a range of nationally and locally owned shops and businesses. The town also has schooling from infant to sixth level, together with a modern hospital and state of the art leisure centre in the attractive setting of Simmons Park. From Okehampton, there is access via the A30 dual carriageway, west into Cornwall or east to the cathedral and university city of Exeter, with its major shopping centre, M5 motorway, main line rail and international air connections. The Dartmoor National Park is easily accessible at Okehampton as are the north and south coasts of Devon and Cornwall with some attractive beaches and delightful coastal scenery.

DESCRIPTION

A charming Grade II listed semi-detached house located in the popular village of Exbourne. This former farmhouse boasts two spacious reception rooms, four bedrooms spread across the property, bathroom and utility.

ACCOMMODATION

Timber entrance door with double glazed window to front leading to ENTRANCE HALL. Stairs to first floor, door to SITTING ROOM: Dual aspect windows to front and side, fireplace with stone hearth, wooden mantle above and log burner. Exposed timber beams, inset shelving. DINING ROOM: Window to front, door to KITCHEN: Range of timber floor and wall mounted cupboards. Twin sink with mixer tap over, Oil fired Stanley stove oven, integral refrigerator and dishwasher. Dual aspect windows to front and rear, door to rear, giving access to path leading to the parking area and

a garage, door to UTILITY ROOM: Space for washing machine. Tumble dryer and fridge Freezer, range of timber wall and base cupboards, exposed timber beams. CLOAKROOM: with WC and wash basin, window to side.

FIRST FLOOR LANDING: Access to loft space, storage cupboard housing water tank and linen shelving. Doors to: BEDROOM 1: Dual aspect windows to rear and side, door to EN SUITE BATHROOM: Pedestal wash basin, WC, panelled bath with tiled surround. BEDROOM 2: Dual aspect windows to front and side, access to loft. BATHROOM: Low level WC, wash basin with cupboards below, heated towel radiator, shower cubicle, linen cupboard, window to front. BEDROOM 3: Window to front. BEDROOM 4: Window to front, built in storage cupboard.

OUTSIDE

Directly to the front to the property. There is an enclosed area of garden predominantly laid to lawn with a number of shrubs, patio seating area and SUMMERHOUSE. To the rear of the property, a pathway leads to the parking area and GARAGE with further outside store attached to the house. Both the store and the garage benefit from light and power.

SERVICES

Mains electricity, water and drainage, Oil fired central heating. Broadband: Standard likely to be available. Mobile Coverage: Likely to be available.

DIRECTIONS

For SAT NAV purposes, the postcode is EX20 3RP
what3words ///describe.optimists.retained





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