



Tenacity Cottage

Tenacity Cottage, Tongue End, Okehampton, Devon, EX20 1QL



Okehampton 3 Miles, A30 0.25 Miles,
Exeter 23 Miles.

A three bedroom detached
smallholding set in 6.3 acres with
gardens, paddocks and large
agricultural building.

- Sitting Room And Family Room
- Kitchen/Breakfast Room And Utility Room
- Three Bedrooms
- Bathroom And Shower Room
- 6.3 Acres
- Yard Area With Large Outbuilding/Stable
- No Onward Chain
- Freehold
- Council Tax Band D
- EPC Band E

Guide Price £550,000

SITUATION

The property is situated approximately 2 miles from Okehampton and just within the boundaries of the Dartmoor National Park. The scenic Dartmoor village of Belstone, with its popular Public House and Tea Room is just a short distance away, with ample opportunities for outdriing and walking. The town itself offers an excellent range of shops and services, three supermarkets including a Waitrose, hospital, leisure centre and schooling from infant to sixth form level. The cathedral and university of Exeter is easily accessible via the A30 with its major shopping centre, main line rail, international air and M5 motorway connections. The villages of Sticklepath and South Zeal are within a short drive offering pubs, village shops and a primary school.

DESCRIPTION

A rare opportunity to purchase a smallholding of 6.3 acres located within close proximity of Dartmoor and Okehampton. The property itself consists of a stone built detached cottage with air source heating offering three bedrooms and two reception rooms. The property would suit those with smallholding or equestrian interests, being close to Dartmoor with great opportunities for outdriing. The property benefits from a generous yard area with ample parking and a large agricultural building, suitable for variety of uses including stabling. There are two pasture paddocks and areas of garden surrounding the house. The property is offered with no ongoing chain and viewing is highly recommended.

ACCOMMODATION

Via double glazed door to ENTRANCE PORCH: tiled floor, windows to front aspect, multi paned door to, SITTING ROOM: Dual aspect, windows, part exposed stone walls, beam ceiling, feature brick and stone fireplace with multi fuel stove and granite hearth. Radiator, door with staircase to first floor. INNER LOBBY: fitted shelving, wall mounted electric meters, door to, SHOWER/CLOAKROOM: comprising WC, wash basin, tiled shower cubicle with electric shower, opaque window to rear. KITCHEN/DINING ROOM: range of timber base cupboards and drawers. Inset sink and drainer and matching wall cupboards over. Space for electric cooker and white goods. Rayburn (currently disconnected) window to garden room, step up to DINING AREA, with beamed ceiling. Window to garden room and French doors to FAMILY ROOM: Part exposed stone wall, sliding patio doors to garden, beamed ceiling window to front aspect. Radiator. UTILITY ROOM: fitted worktop with inset sink and cupboard under, double glazed window to rear, plumbing and space for washing machine and white goods. Door to CONSERVATORY: with paved floor, double glazed window surrounds, French doors to garden, polycarbonate roof.

FIRST FLOOR LANDING: Airing cupboard with hot water tank and shelving, window to side aspect, doors to, BEDROOM 1: Window to front aspect, beamed ceiling, former fireplace, fitted wardrobe cupboards to either side of chimney breast. Radiator. BEDROOM 2: exposed stone wall, double glazed window to rear overlooking the paddock, fitted wardrobe cupboard. Radiator. BEDROOM 3: Beamed ceiling, access to roof space, double glazed window to front. Vaillant air source boiler providing hot water and central heating. Radiator. BATHROOM: Timber panelled bath with mains fitted shower over. Bidet, WC, vanity wash basin. Opaque window to rear, radiator.

OUTSIDE

From the village road, a gate opens to the front garden, which is brick paved with established borders and a timber garden shed. A further gate to the side of the house, opens to a paved area which extends around to the rear of the house with further established beds and borders. Adjacent area of garden with large fish bond and sone built STORE. A gate at the rear, enclosed by a stone wall and fencing, opens to an area of ORCHARD with a variety of trees and former fruit and vegetable garden. Together with a series of solar panels. To the left of the house, is a further area of garden being primarily laid to lawn with established shrubs, trees and bushes. A five bar gate opens from the garden (and village road) to the YARD AREA: with ample space for parking and turning large vehicles, and giving access to the two pasture paddocks, enclosed by hedgerow and fencing. AGRICULTURAL BUILDING: of block, timber and galvanised construction. Suitable for stabling or agriculture use. Adjoining double doors, open to a WORKSHOP/TACK ROOM. With further door to STABLE and door to the paddock. Light and power connected. COVERED LEAN TO. Further detached OPEN FRONTED STORE with three bays.

SERVICES

Mains electricity, metered water. Private drainage. (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection. Air source heating (along with wall insulation) installed in 2022. Solar panels with feed-in tariff Smart Export (4kW currently at 7.14 pence per kWh) and Feed-in Tariff Generation Only (4kW currently at 21.49 kWh). Tariffs valid until 2034. Both with Good Energy. Broadband Coverage: Standard up to 8Mbps Mbps, You may be able to obtain broadband services from these fixed wireless access providers covering your area. EE and Airband (Ofcom). Mobile Coverage: All providers limited indoors. All providers likely outdoors. (Ofcom)

DIRECTIONS

For SAT NAV purposes the postcode is EX20 1QL.
what3words lunge.lived.presents

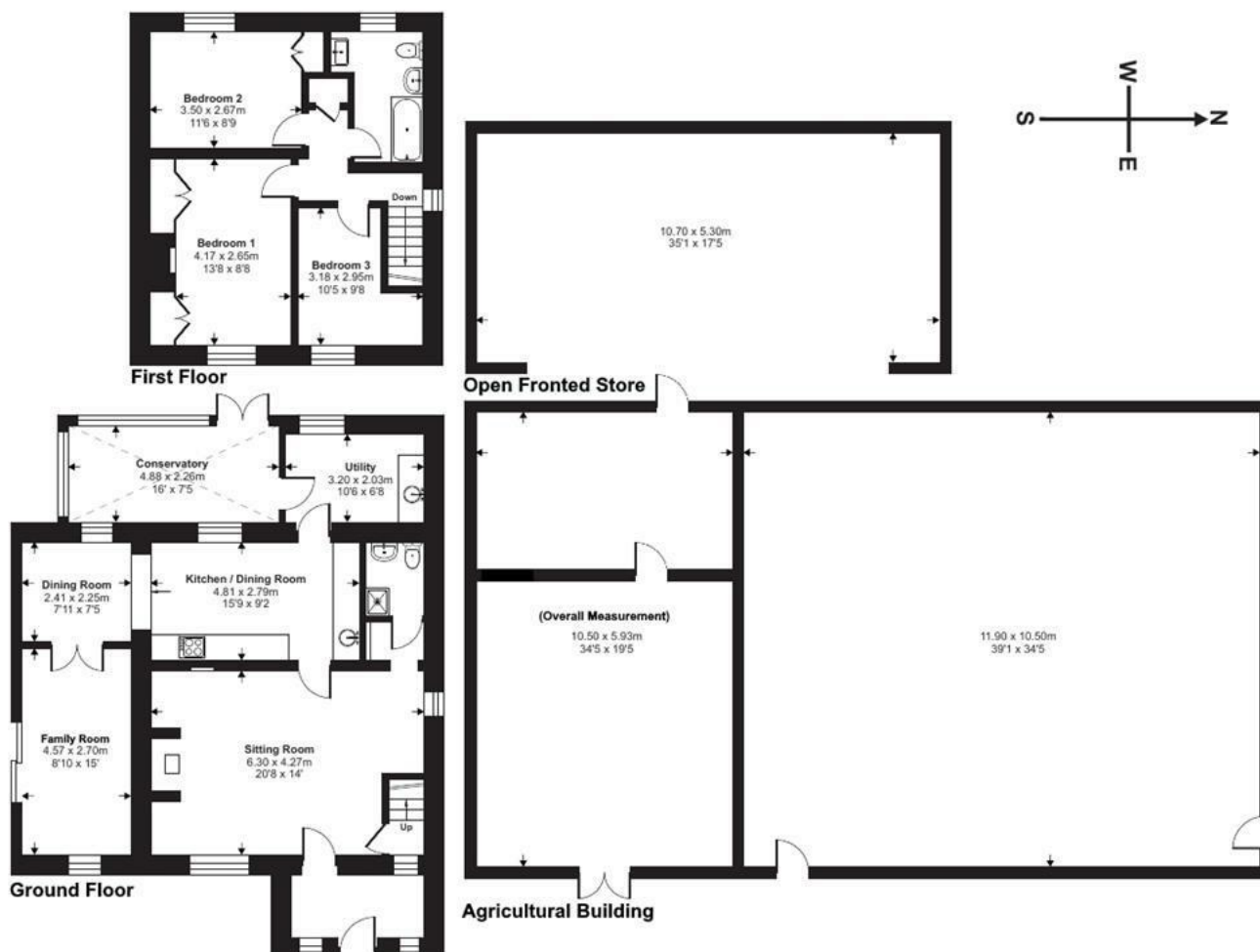


Approximate Area = 1503 sq ft / 139.6 sq m

Outbuildings = 2625 sq ft / 243.8 sq m

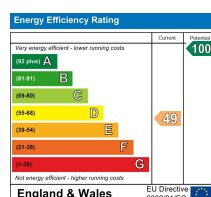
Total = 4128 sq ft / 383.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntxcom 2025. Produced for Stags. REF: 1276150

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11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN

01837 659420

okehampton@stags.co.uk

stags.co.uk



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