



Week Moor Cross , Iddesleigh, Winkleigh, Devon EX19
8BD

A charming Grade II listed detached three
bedroom cottage set in approximately 6.9 acres.

Okehampton 10 Miles Hatherleigh 3 Miles Exeter 27 Miles

• Sitting Room And Ground Floor Bedroom • Kitchen And Dining Room • Bathroom And Utility
Room • Two First Floor Bedrooms And Cloakroom • Established Gardens • Parking And
Outbuildings • Large Paddock • Approximately 6.9 Acres • Freehold • Council Tax Band D

Guide Price £575,000

01837 659420 | okehampton@stags.co.uk

SITUATION

The property occupies a delightful semi rural setting, located within close proximity of the War Horse Valley Country park. This lovely valley setting is known for its prime sporting opportunities with fishing on the Torridge and riding and walking on the nearby Tarka trails. The village of Iddesleigh is a short distance away, being completely unspoilt and well known for its popular Duke of York public house. The market town of Hatherleigh is easily accessible with an excellent range of services including primary school, supermarket, health centre, veterinary surgery and a range of local shops. There are two public houses, and a traditional weekly market with cattle sales. Okehampton offers a more comprehensive range of services, three supermarkets including a Waitrose, modern hospital and a leisure centre in the attractive setting of Simmons Park. Okehampton has schooling from infant to sixth form level. From the town there is access to the Train Station and A30 dual carriageway providing a direct link with the cathedral and University of Exeter with its M5 motorway and main line rail and internal air connections.

DESCRIPTION

A charming Grade II listed 18th Century detached cottage with modern additions. The property retains original period features, which include beamed ceilings and an open fireplace to the sitting room. Within the modern kitchen/dining room, an oil fired Rayburn provides the central heating for the property and gives access to the gardens. Further rooms on the ground floor include a utility room, bathroom and ground floor bedroom. On the first there are two further bedrooms and a cloakroom. A particular feature of the property are the grounds, which incorporate a large well stocked garden with stable, timber lodge and greenhouse, whilst adjoining is a large field. The gardens and grounds extend to approximately 6.9 acres.

ACCOMMODATION

Via rear door to ENTRANCE HALL: Tiled floor, doors to KITCHEN: Range of timber wall/base cupboards and drawers with work surfaces over and inset sink and drainer. Four ring electric hob and space for dishwasher and upright fridge/freezer. Arch to DINING ROOM: Vaulted ceiling, window to side aspect, terracotta tiled floor, oil fired Rayburn providing hot water, cooking and central heating. French doors to garden. UTILITY ROOM: Fitted worktop with cupboards under, plumbing and space for washing machine and

tumble dryer. Sink and drainer, window to side and door to front. BATHROOM: Panelled bath, WC, Tiled shower cubicle with electric shower, pedestal wash basin, opaque window to side. SITTING ROOM: Feature inglenook fireplace with open grate and canopy, Window and door to front aspect. Staircase to first floor landing, door to BEDROOM 2: Beamed ceiling, window to front aspect.

FIRST FLOOR LANDING: Doors to BEDROOM 1: Window to front aspect, airing cupboard with hot water cylinder, fitted wardrobes. BEDROOM 3: Window to front aspect, recess with hanging space and shelving. CLOAKROOM: WC and wash basin.

OUTSIDE

Immediately to the side of the house, is a brick paved drive providing parking for approximately 3 vehicles and giving access to the main entrance door. A pedestrian gate at the side of the cottage opens to the garden. To the side of the cottage there is a built in Victorian post box. Immediately adjoining the cottage is a large patio with rose covered pergola. The gardens which extend around to the front consist of lawned areas with well established shrubs, beds, bushes and trees. Within the garden is a timber deck and store shed, together with a most useful TIMBER LODGE: The lodge is double glazed and consists of three rooms with a ladder giving access to a mezzanine storage space over. A covered arch and path lead past two further garden sheds to an enclosed area housing a GREENHOUSE and detached timber WORKSHOP/STABLE, TACK ROOM AND TRACTOR STORE with light and power connected. Access to the paddock can be found via a five bar gate on the side lane, ideal for equestrian, smallholding or leisure interests. From parts of the house, gardens and paddock there are distant views to Dartmoor. The total plot extends to approximately 6.9 acres.

SERVICES

Mains electricity and water. New drainage system to be installed shortly. Oil fired central heating.

Broadband Coverage: Standard available upto 8Mbps. (Ofcom)

Mobile Coverage: All providers limited indoors and likely outdoors (Ofcom)

DIRECTIONS

what3words sprint.stirs.downfield

For SAT NAV purposes the postcode is EX19 8SE



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. Tenants 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.



11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN
01837 659420
okehampton@stags.co.uk



@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	30
EU Directive 2002/91/EC		