



The Old Post Stores



Exbourne 3 Miles Okehampton 8 Miles
Exeter 26 Miles

A charming Grade II listed semi - detached thatched village cottage, with garden and off road parking.

- Sitting Room
- Dining Room
- Kitchen And Utility Room
- Bathroom And Shower Room
- Three Bedrooms
- Garden And Parking
- Freehold
- Council Tax Band C

Guide Price £325,000



SITUATION

The property is situated in the heart of Monkokehampton, an unspoilt village surrounded by rolling Devonshire countryside. The nearby community of Exbourne has a range of facilities including primary school, public house, community shop and church. The town of Hatherleigh some 2.5 miles away has a more comprehensive range of facilities, whilst the larger community of Okehampton has a range of shops and supermarkets, educational, recreational and leisure facilities. Okehampton has direct access to the A30 dual carriageway providing a link with the cathedral and university city of Exeter with its M5 motorway, main line rail and international air links. There is easy access to the Dartmoor National Park, whilst the north and south coasts of Devon and Cornwall with attractive beaches and delightful coastal scenery are within easy travelling distance. The Tarka trail also runs close to the village with miles of walking and riding.

DESCRIPTION

A well presented semi-detached, Grade II listed thatched cottage, as the name would suggest, being the former village stores and Post Office. Now an attractive village home, offering charm and character features, which include exposed beams and timbers and a feature inglenook fireplace with multi fuel stove to the sitting room. The property is oil fired centrally heated and offers two reception rooms, well fitted kitchen, utility room and shower room to the ground floor. With three bedrooms and a bathroom to the first floor. Externally there is a gravelled parking area for two vehicles and an attractive enclosed cottage garden with summerhouse.

ACCOMMODATION

Via front entrance door to SITTING ROOM: Beamed ceiling, dual aspect windows, inglenook fireplace with inset multi fuel stove and bread oven. Rustic oak floor, exposed timber wall. DINING ROOM: Dual aspect windows and door to front, Beamed ceiling. exposed floorboards. INNER HALL: Sash window to front, staircase to first floor, slate floor, beamed ceiling, under stairs cupboard. Door to garden, door to KITCHEN: Range of

country style wall and base cupboards with inset ceramic sink and drainer. Space for low level fridge and electric cooker with extractor vent over. Roof light, window and door to front. Exposed floorboards. UTILITY ROOM: Fitted worktop with inset sink and drainer. Oil fired central heating boiler. window to front, concealed hot water tank, slate floor. SHOWER ROOM: Corner shower cubicle with electric shower, WC, pedestal wash basin, slate floor, roof light.

FIRST FLOOR LANDING: Window to rear. Doors to BEDROOM 1: Sash window to front. BEDROOM 2: Exposed beam, sash window to front. BEDROOM 3: An L-shaped room with sash window to front. BATHROOM: Timber panelled bath with mixer shower over, WC, vanity wash basin. Tiled floor, heated towel rail.

OUTSIDE

Steps from the rear door, lead up to an attractive enclosed garden, being primarily laid to lawn with well established, flower and shrub borders. There is a small pond, external power socket and covered log store. A further benefit is a large SUMMERHOUSE/GARDEN STORE with power connected. Adjoining the house is a gravelled off road parking area for two vehicles.

SERVICES

Mains electricity and drainage, metered water. Oil fired central heating. Broadband Coverage: You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE and Airband. (Ofcom) Mobile Coverage: EE and 02 limited indoors, all providers likely outdoors. (Ofcom)

DIRECTIONS

what3words defender.february.introduce. For SAT NAV purposes the postcode is EX19 8SE

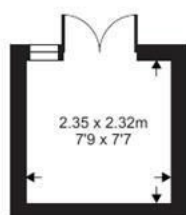
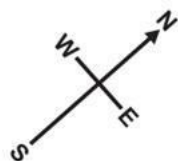


Approximate Area = 1174 sq ft / 109 sq m

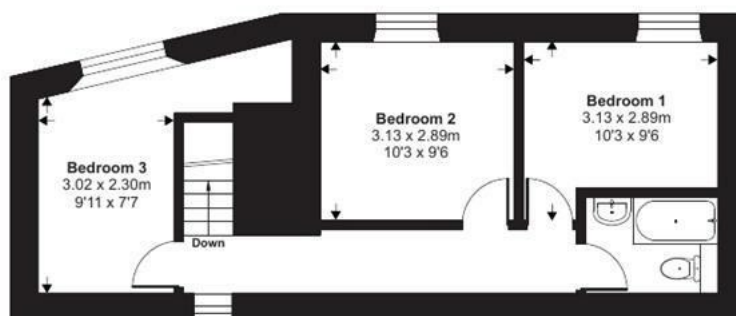
Outbuilding = 60 sq ft / 5.5 sq m

Total = 1234 sq ft / 114.5 sq m

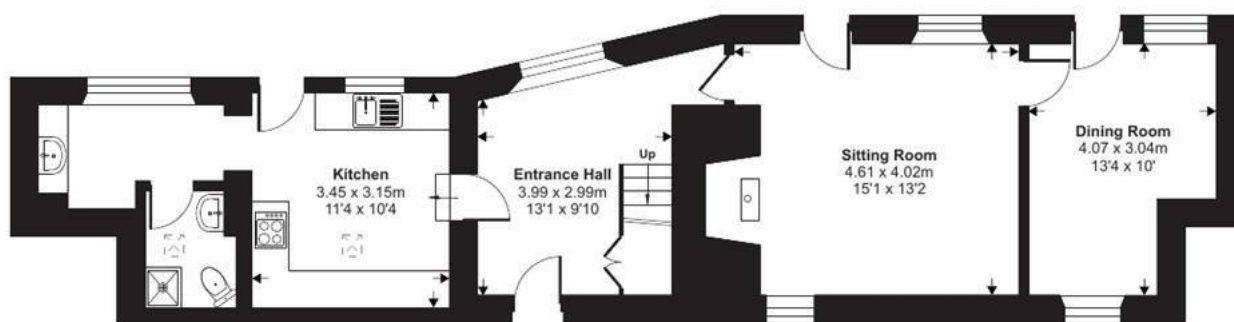
For identification only - Not to scale



Outbuilding



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Stags. REF: 1311413

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-39) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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