



STAGS

Quarry Cottage , Bridestowe, Okehampton, Devon EX20 4QE

A spacious detached cottage with large gardens (0.69 acres) and countryside views.

Okehampton 6 Miles, A30 2 Miles.

• Kitchen and Utility Room • Sitting and Dining Room • Conservatory and Sun Room • Four Bedrooms • Bathroom, En Suite And Cloakroom • Mature Gardens (0.69 Acres) and Double Garage • No Chain • Freehold • Council Tax Band E • EPC Band F

Guide Price £595,000

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SITUATION

The property lies close to the village of Bridestowe, a charming village on the northern fringes of the Dartmoor National Park. The village has a range of facilities including a Post Office/Store, popular public house The White Hart Inn, Primary School and modern village hall. The village is situated within easy reach of the Dartmoor National Park with its hundreds of square miles of unspoilt scenery and many opportunities for riding, walking and outdoor pursuits. The Granite Way runs close to the village providing access to miles of off road cycling and walking. The A30 dual carriageway is close by offering a direct link West into Cornwall and east to the Cathedral city of Exeter and with its M5 motorway, mainline rail and international air connections. The nearby town of Okehampton offers an excellent range of shops and services, three supermarkets including a Waitrose, together with schooling from infant to sixth form level and railway station.

DESCRIPTION

A deceptively spacious four bedroom detached cottage situated in this quiet, enviable semi rural location on the outskirts of Bridestowe. The property is accessed down a parish council owned bridleway and offers an attractive outlook from the front over the surrounding countryside. The property itself benefits from a large kitchen and adjoining utility room, there are two characterful reception rooms, together with a conservatory and sun room. Accessed via two staircases are four bedrooms (one en suite) and a family bathroom. The well established gardens, are a delightful feature of the property and extend to approximately 0.69 acres, whilst further benefits include off road parking and a detached garage.

ACCOMMODATION

Front entrance door to ENTRANCE LOBBY: With window to front aspect and tiled floor, arch to ENTRANCE HALL Tiled floor, windows to rear aspect, staircase to bedroom one. CLOAKROOM: comprising WC and wash basin. KITCHEN: A large dual aspect kitchen with range of solid base cupboards and drawers, with worktops over and inset sink. Integral dishwasher, double oven and microwave. Induction hob with extractor hood over, tiled floor. UTILITY ROOM: Fitted worktop with inset sink and drainer. Space and plumbing for washing machine and tumble dryer. 'Worcester' oil fired boiler providing hot water and central heating, window to rear, opening to REAR PORCH: with door to rear and window to side. DINING ROOM: Beamed ceiling, dual aspect windows. Feature stone fireplace with woodburning stove and bread oven. Fitted bookshelves. Exposed floorboards. SITTING ROOM: Windows to front aspect, feature stone fireplace with open grate, canopy over and bread oven. Fitted bookshelves, beamed ceiling, exposed floorboards. French doors to CONSERVATORY: With low stone wall surrounds and slate shelf. UPVC window surrounds, glazed roof and French doors opening to

the garden. Tiled floor. INNER LOBBY: Staircase to first floor landing, under stairs storage cupboard, window to front aspect, door to SUN ROOM: Low stone wall with slate shelf, UPVC window surrounds and glazed roof. French doors to side garden.

FIRST FLOOR LANDING: Exposed timbers, Windows to rear aspect, doors to, BEDROOM 4: Vaulted ceiling with exposed timbers, exposed stone wall, wood floor, window to front aspect with attractive aspect across open countryside. BEDROOM 3: Vaulted ceiling with 'A' frame beam, window to front aspect with attractive views. Fitted wardrobe cupboards and shelves to one wall. BEDROOM 2: Vaulted ceiling with 'A' frame timbers. Window to front aspect with countryside views. BATHROOM: Panelled bath with mixer shower attachment, vanity wash basin WC, shower cubicle with mixer shower. Fitted shelves, exposed timbers, tiled floor. BEDROOM 1: (Accessed from a separate staircase from the entrance hall.) Fitted wardrobe cupboards to one wall, large window to front elevation with attractive views over open countryside. Further windows to side and rear. EN SUITE BATHROOM: Panelled bath with shower attachment, WC, wash basin, tiled shower cubicle with mixer shower, window to rear garden, tiled floor.

OUTSIDE

The property fronts onto the bridleway with slate steps leading to the front entrance door. A paved path to the left extends around to the rear, where there is an extensive paved patio area with outside tap and socket. This continues around to the side and front of the property, being enclosed by an attractive stone wall. The main gardens are of a generous size and extensively planted. Being attractively laid to lawn with well established beds and borders. Mature trees, shrubs and bushes. There is a SUMMER HOUSE with decked surrounds (in need of repair) and a timber WENDY HOUSE. There is a former, enclosed vegetable garden with GREENHOUSE (in need of repair), whilst adjacent is a DOUBLE GARAGE: With electric door and personal door to side, with additional parking in front.

SERVICES

Mains electricity, water and Private drainage. Oil fired central heating. (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection. Broadband Coverage: Standard up to 21 Mbps, You may be able to obtain broadband services from these fixed wireless access providers covering your area. EE and Three. (Ofcom). Mobile Coverage: EE and Three limited indoors. All providers likely outdoors. (Ofcom)

DIRECTIONS

For SAT NAV purposes, the postcode is EX20 4QE
what3words footprint,denote.undertone



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.



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) 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		
EU Directive 2002/91/EC		