



Clarkstown Cottage



Okehampton 10 Miles, Winkleigh 3 Miles.

A charming Grade II Listed cottage with gardens and off road parking.

- Sitting/Dining Room
- Kitchen
- Shower Room
- Two Bedrooms
- Gardens
- Parking and Store/Garage
- No Chain
- Freehold
- Council Tax Band B
- EPC Band F

Guide Price £235,000



SITUATION

Clarkstown Cottage is situated in a conservation area of an attractive and unspoilt rural village, set amidst delightful Devonshire countryside. The village itself has a strong community spirit centered around the village hall and Parish Church. There is a farm shop and a school bus services from the village. From Broadwoodkelly there is easy access to the nearby larger community of Winkleigh with its excellent range of everyday shops, services and local Primary School. The larger town of Okehampton is within easy reach and is situated on the northern fringes of the Dartmoor National Park. The Town has a comprehensive range of shops, services, educational, recreational and leisure facilities. The Dartmoor National Park is famed for its hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits. Okehampton also provides direct access via the A30 dual carriageway by car or train to the Cathedral city of Exeter with its M5 motorway, main line rail and air connections. This particular part of Devon is well known for its unspoilt countryside and there is comparatively easy access to the North and South coasts with attractive beaches and delightful coastal scenery.

DESCRIPTION

A well presented Grade II listed two bedroom semi-detached period cottage situated in the heart of the peaceful and idyllic village of Broadwoodkelly. The property is believed to date back to the 18th Century and has retained its character, charm and period features. These include beamed ceilings, exposed timbers and an inglenook fireplace to the sitting room. The cottage gardens lie to the side and rear, having the delightful backdrop of the parish church. Further benefits include off road parking, a range of sheds and summerhouse.

ACCOMMODATION

Door to ENTRANCE PORCH: Tiled flooring, exposed stonework, window to front aspect, solid wood door opening to SITTING/DINING ROOM: Exposed ceiling beams, window to front aspect with deep sill, feature inglenook fireplace with 'Stovax' wood burning stove and

cloam oven, built-in storage cupboard, tv and telephone points, wifi controlled independent electric heater, staircase to first floor, door to, KITCHEN: Matching range of country style, wall and base cupboards and drawers with timber work surfaces over, tiled surrounds, tiled flooring, inset ceiling spot lighting, built-in electric oven and hob, ceramic sink and drainer with window to rear aspect. Access to loft space. UTILITY AREA: Fitted worktop with cupboard, space and plumbing below for a washing machine, window to side aspect, door to rear.

SHOWER ROOM: Fully tiled double shower cubicle with electric shower, WC, pedestal wash hand basin, underfloor electric heated travertine tiled flooring, fully tiled walls, covered storage with shelving above, extractor fan, obscured glazed window to rear.

FIRST FLOOR LANDING: radiator, built-in cupboard above stairwell and built in storage cupboard. Feature stained glass window. BEDROOM 1: Window to front aspect, exposed stone fireplace (not used) with bressumer beam and deep recess shelf. Feature stained glass window. Access to loft space with loft ladder and being part boarded with electric socket. BEDROOM 2: Exposed wall beam, window to front aspect.

OUTSIDE

The gardens lie to the side and rear of the property, and are predominantly level lawned areas with fruit trees including apple and damson, with mature shrubs and picket fencing. There is a further small patio area adjacent to the back door. Off road parking can be found at the rear. Together with a timber STORE/GARAGE: 14'10 x 9'8. Directly opposite the house is a summerhouse, log store, garden and general purpose store.

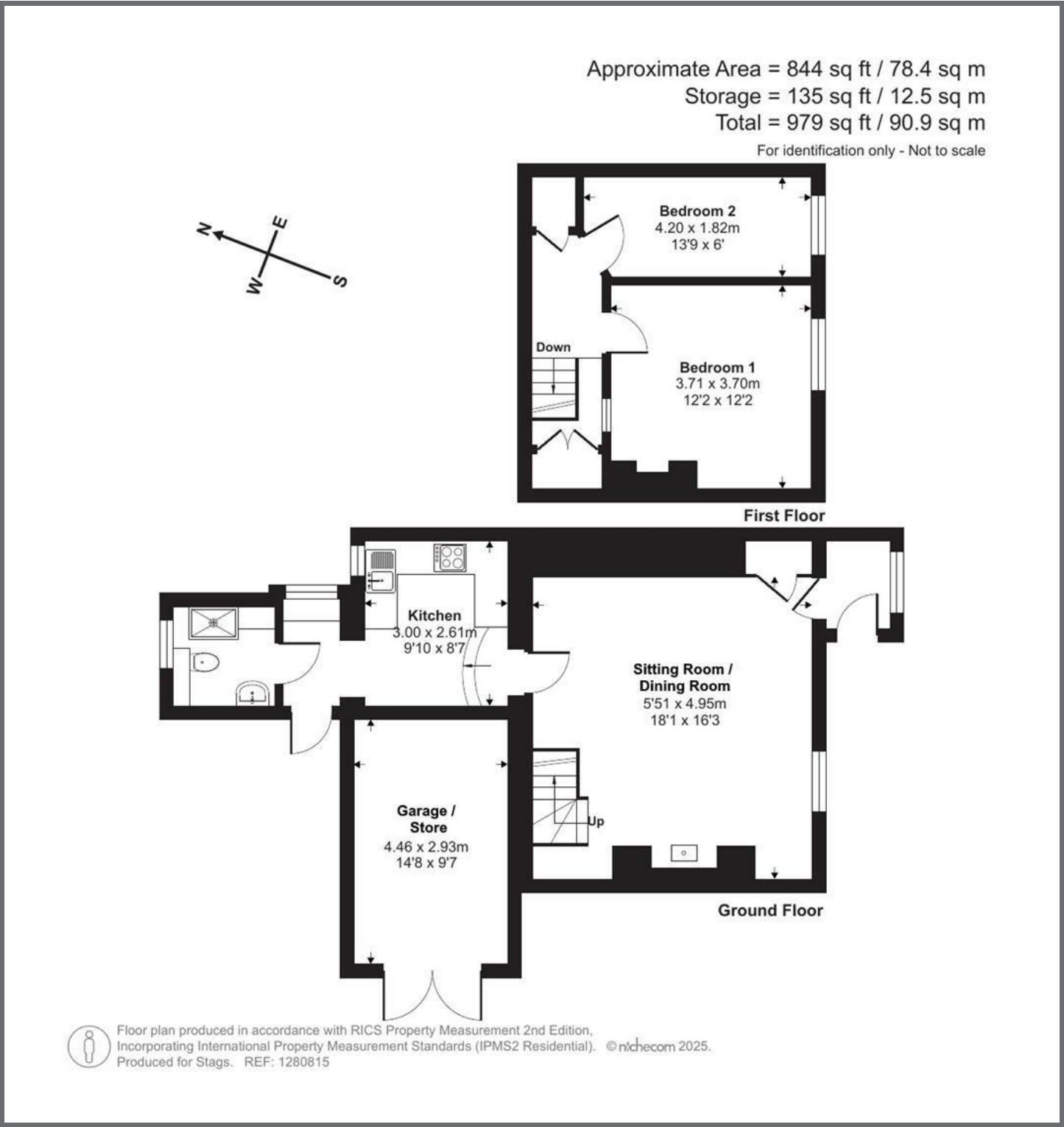
DIRECTIONS

For Sat Nav purposes the postcode is EX19 8ED
what3words both.cakes.riverside

SERVICES

Mains Water, Electricity and Drainage.
Broadband Coverage: Superfast up to 80Mbps
Mobile Coverage; All providers limited indoors, likely outdoors.





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. Purchasers 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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F	32	51
(35-40) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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