



2 North Town



Okehampton 12 Miles, Hatherleigh 4 Miles,
Torrington 7 Miles.

A chain free, three bedroom
village cottage in need of
renovation, sat in approximately 3
acres.

- Living Room
- Kitchen and Pantry
- Bathroom
- 3 Bedrooms
- In Need Of Refurbishment
- Approximately 3 Acres
- No Chain
- EPC Band E
- Council Tax Band B
- Freehold

Guide Price £300,000

SITUATION

The property is situated within the village of Petrockstowe, a peaceful rural community surrounded by typically rolling Devonshire countryside. The village itself has a strong community spirit and offers a well used village hall and places of worship. Closeby is the popular historic market town of Hatherleigh with an excellent range of shops and services, which include a primary school, doctors and veterinary surgeries. The nearby town of Okehampton has an excellent range of amenities with three supermarkets including a Waitrose, a range of high street shops, modern hospital and leisure centre in the attractive setting of Simmons Park. The town has schooling from infant to sixth form level. Okehampton gives direct access to the A30 dual carriageway, providing a link west into Cornwall and east to Exeter with its M5 motorway, main line rail and international air connections. From Petrockstowe, there is easy access to the scenic Tarka Trail and the Dartmoor National Park is easily accessible at Okehampton. The North Devon towns of Bideford, Barnstaple and Torrington are within easy driving distance, as are the coasts of Devon and Cornwall, with attractive beaches and delightful coastal scenery.

DESCRIPTION

This three bedroom cottage comes to the market for the first time in over 60 years and is offered with no ongoing chain. The property offers huge potential, being in need of significant updating and improvement with potential to extend subject to the necessary consents. The cottage sits within the heart of the village and a particular feature is the approximately 2.9 acre paddock adjoining suitable for a variety of uses. To the front is a formal lawned garden, whilst there are further overgrown areas of garden and various outbuildings, some of which are in need of repair.

ACCOMMODATION

The front entrance door opens to the LIVING ROOM: With window overlooking the front garden, fireplace and mantle with solid fuel Rayburn and cloam oven. Exposed beam. KITCHEN: Modest range of base and wall

cupboards, sink and drainer. space for cooker. Window to front aspect. PANTRY to the rear. Door with staircase to the first floor. Rear LEAN-TO: Windows to rear, plumbing and space for washing machine, doors to, BATHROOM: Comprising WC, panelled bath, pedestal wash basin, opaque window to rear, airing cupboard. Door to garage.

FIRST FLOOR LANDING: Access to loft space, doors to BEDROOM 1: A double room with front aspect room. BEDROOM 2: Window to front aspect. BEDROOM 3: Window to rear aspect, cupboard with hot water cylinder.

OUTSIDE

Immediately to the front of the property is a level lawned garden and GREENHOUSE. A pedestrian gate from the village road opens to a path leading to the cottage. A lane to the side of the cottage, leads to the side and rear of the cottage, with overgrown areas of garden and space to create areas of parking. Adjacent to the lane, is a stone built LOG STORE And SHED. Further STONE OUTBUILDING in need of repair. Adjoining the cottage is a useful WORKSHOP, GARAGE and STORE. Accessed off of the lane is an approximately 2.9 Acre field suitable for animals, leisure or equestrian use.

SERVICES

Mains electricity, water and drainage.
Broadband Coverage: Superfast available upto 80 Mbps (Ofcom)
Mobile Coverage: 02, Vodafone, EE and 3 good outdoors (Ofcom)

DIRECTIONS

The postcode for SAT NAV purposes is EX20 3HD
what3words senders.paddock.believer

AGENTS NOTE

There is a right of way for the neighbour over the adjoining lane to access the rear of their property.



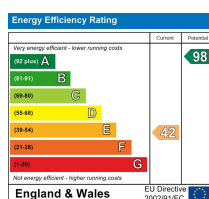
Approximate Gross Internal Area 1326 sq ft - 123 sq m (Including Garage)

Ground Floor Area 956 sq ft – 89 sq m

First Floor Area 370 sq ft – 34 sq m



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.



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