



Little Brook

Buckland-In-The-Moor, Devon, TQ13 7HN

RENDELLS

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Buckland-In-The-Moor, Devon, TQ13 7HN

Price Guide **£650,000**

A charming grade II listed detached cottage situation within the picturesque hamlet of Buckland In The Moor. The property offers 4 spacious bedrooms, two reception rooms and a large farmhouse style kitchen. The cottage offers many character features including two stone fireplaces with wood burners and wonderful far reaching views across Dartmoor. Outside the property offers a large lawned garden along with a further secondary area of garden and a summers house. An added attraction is the stone detached outbuilding with power and shower facilities. This building is currently used as an artists studio but also further potential.

Situation:

SITUATION: Buckland in the Moor is recognised as one of the prettiest hamlets on Dartmoor and straddles a tributary of the River Dart. This is a strikingly beautiful and unspoilt part of south Devon which enjoys the protection of being within the National Park and yet is just 3 miles from the popular town of Ashburton and the A38. The whole area is renowned for its outstanding walking and riding and there are excellent local amenities in Ashburton, including first class shops, schools, restaurants and an excellent health centre.

Accommodation:

Entrance Porch

A front door leading into a front entrance porch area.

Entrance Lobby

This area leads through to the kitchen and study/snug along with an under stairs cupboard housing an oil-fired boiler.

Kitchen

This charming farmhouse style kitchen offers a built in sink unit with a belfast sink and a marble worktop. There is also a freestanding range style oven and gas hob. There is an attractive stone open fireplace with wood burner, dual aspect to the rear with a window seat and a slate floor with under floor heating.

Study/Snug

This room offers a feature fireplace along with a glazed window to the rear. There is also a staircase rising to the first floor accommodation.

Sitting Room

The spacious sitting room offers a further stone open fireplace with wood burner, an aspect to front and rear, slate flooring and a door leading to a staircase rising up to the master bedroom.

Landing

First Floor Landing with an aspect to the front and access to the loft space.

Bedroom 1

This bright and spacious room leads up from the sitting room and offers a triple aspect with far reaching views to the moor and nearby Buckland Church to the front and two built in wardrobes.





En-suite

This room offers an aspect to the front with wonderful far reaching views. There is also a freestanding Victorian style bath with mixer and shower attachment, pedestal wash hand basin, WC and heated towel rail.

Bedroom 2

This room offers an aspect to the rear.

Bedroom 3

There is a period fireplace and built in cupboard. This room offer an aspect to the rear.

Bedroom 4

This room offers an aspect to the front along with a feature fireplace and a built in cupboard.

Bathroom

The bathroom offers an aspect to the rear along with a free standing bath with mixer and shower attachment, WC and wash hand basin.

Outside

The property is approached via a gravelled driveway leading up to the house and with a parking area for two vehicles adjacent to the Studio/Office. NOTE: As often occurs in the Moors the driveway also affords access to the neighbouring cottage situated behind and slightly to the right of the property. The owners of which enjoy a right of way over the drive in order to reach their cottage.

Studio/Office

This light and spacious area is currently being used as an artists studio, however also offers much potential for other purposes. The room also offers an attractive vaulted ceiling, and shower room with basin and WC. There is also an adjoining store cupboard.

Garden

There are three distinct areas of garden. The house overlooks the main gardens which offers a large area of lawn with well stocked borders along with a separate terraced seating area. The second area of garden is set above the main house and enjoys a summerhouse with seating area to enjoy some lovely far reaching views. The third area of garden is tucked way to the rear of the house and incorporates a small area of lawned garden and an attractive arbour seat. There are also further stone built store rooms at the top of the drive.

Services: Mains water and drainage and mains electricity and oil fired central heating.

Local and Planning Authority: Teignbridge District Council

Council Tax: F
Energy Performance Certificate n/a
Tenure: Freehold

Viewings
Strictly by appointment only through Rendells Estate Agents, Tel:
01626 353881.

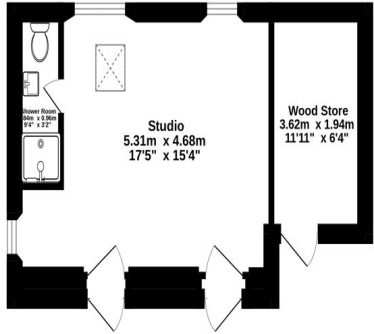
What3Words: ///quoted.taps.tornado

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

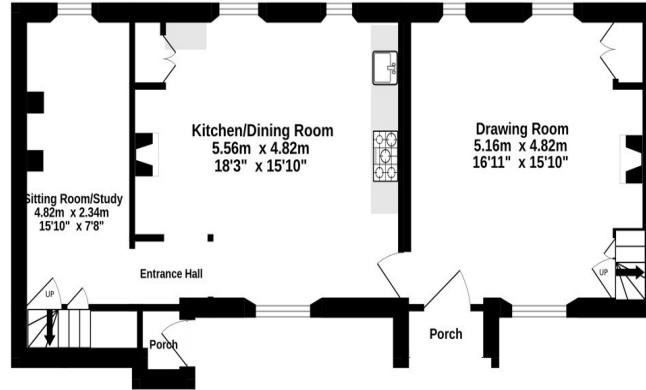




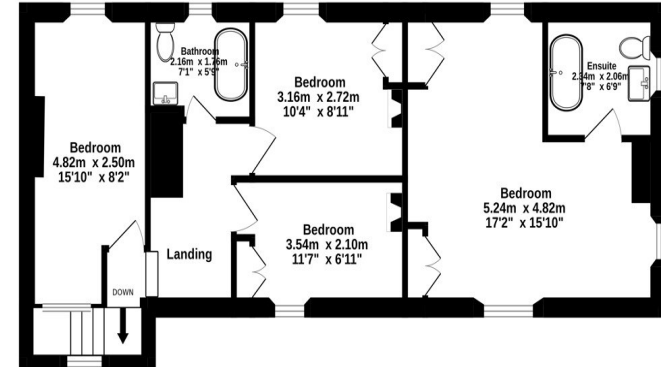
Studio
30.7 sq.m. (330 sq.ft.) approx.



Ground Floor
60.3 sq.m. (652 sq.ft.) approx.



1st Floor
62.8 sq.m. (676 sq.ft.) approx.



Storage
34.3 sq.m. (370 sq.ft.) approx.



TOTAL FLOOR AREA : 173.7 sq.m. (1870 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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