Little Brook,

Buckland-in-the-Moor TQ13 7HN

Established RENDELLS 1816

Little Brook,

Buckland-in-the-Moor, TQ13 7HN **Price Guide £635,000**

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.

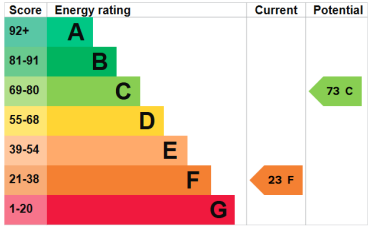
Situation:
Buckland in the Moor is recognised as one of the prettiest hamlets on Dartmoor and straddles a tributary of the River Dart. This is a strikingly beautiful and unspoilt part of south Devon which enjoys the protection of being within the National Park and yet is just 3 miles from the popular 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:
Front door leading into a front entrance porch area, with space for shoes and coats. The entrance lobby 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.

Garden & 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. There are three distinct areas of garden. The house overlooks the main gardens which offers a large area of lawn with well stocked boarders 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.

Services: The property is supplied by mains electricity, mains water, private drainage and a private oil tank.

Local and Planning Authority: Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX



Council tax band: C

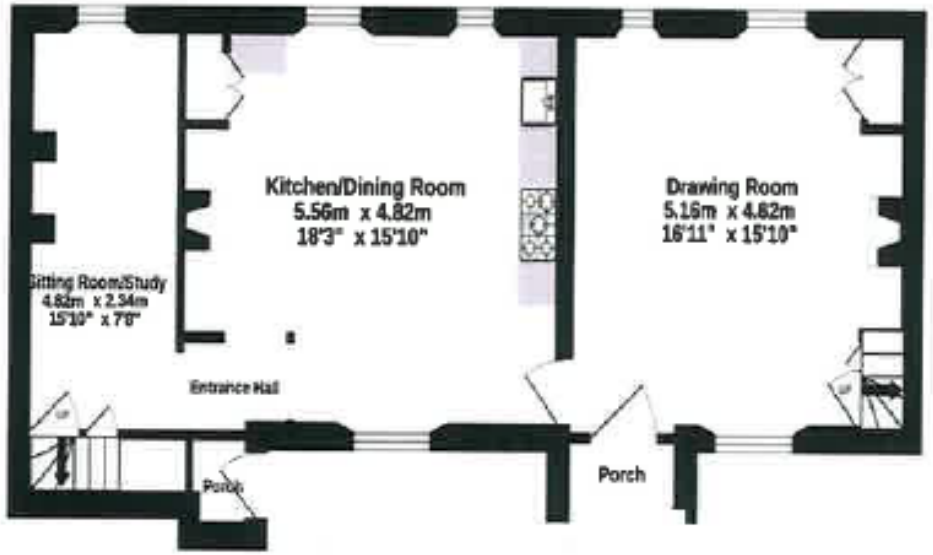
Energy Performance Certificate: F

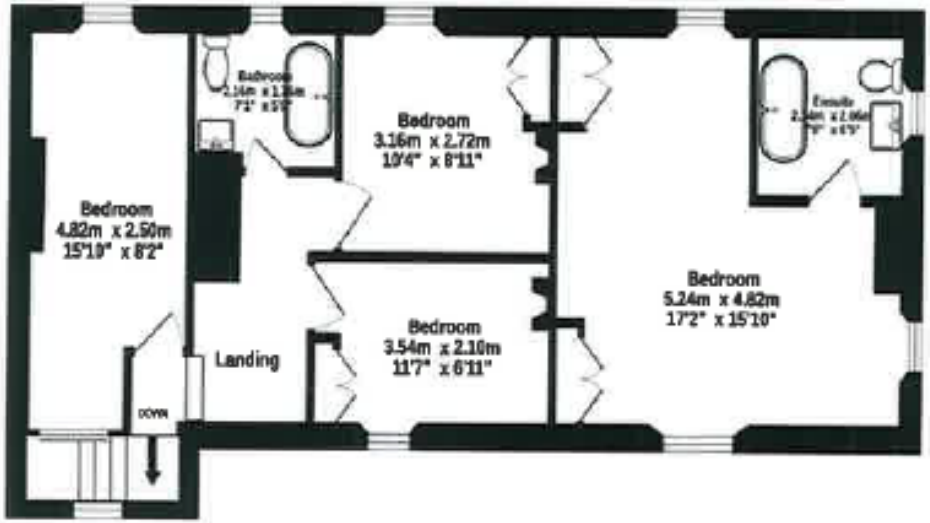
Tenure: The property is freehold with vacant possession.

Wayleaves, Rights & Easements:
The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing: The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

What3words; earlobes.inherits.meanings





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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13 Market Street, Newton Abbot, Devon, TQ12 2RL
Tel: 01626 353881
E-mail: newtonabbot@rendells.co.uk www.rendells.co.uk
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