



**KERSLAKE COTTAGE** Period Property in Approx 2.7 Acres, Close To Moors  
O.I.R.O. £625,000 MELDON, Nr. OKEHAMPTON

**MILLER** TOWN & COUNTRY  
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# KC

## KerslakeCottage

- » Well-Presented Former Farmhouse
- » 3/4 Bedrooms, 2 Reception Rooms
- » Approx 2.7 Acres of Land, Stables & Outbuildings
- » Excellent Outriding on Dartmoor
- » Easy Access to Open Moorland
- » Five Minutes' Drive From Okehampton
- » Beautiful Rural Setting
- » Well-Tended Formal Gardens



### The Property

This wonderful property has been sympathetically and tastefully refurbished and modernised by the current owners over the last 18 years and is today a comfortable and welcoming home with far reaching views, stables and land, not to mention the excellent moorland outriding. All the character of this period property has been retained, while equipping the home with modern comforts such as double glazing and oil-fired central heating. The new owner of Kerslake Cottage can also have peace of mind in the knowledge that the roof was completely replaced in 2021.

## Accommodation

The ground floor of Kerslake Cottage provides a good balance of reception and practical spaces – enough room for the family to spread out and relax, while also taking care of all of the day to day essentials like cooking and laundry. A large formal dining room is located at the front of the home – a wonderful space for entertaining friends and family with its wood burner and exposed beams. Beyond this is the central kitchen complete with breakfast bar, the true hub of the home equipped with modern units, generous granite effect worktops for meal preparation and a double oven with separate hob. Off to the side of this space sits a good-sized utility room for managing laundry and storage of cleaning essentials. The generously proportioned living room is flooded with light from the dual aspect windows overlooking both the front gardens as well as the open countryside to the rear. The focus of this welcoming room is the stone fireplace with a large granite lintel and inset wood burning stove – keeping things cosy on those chilly winter evenings!

The ground floor is completed by a spacious porch – great for shedding muddy boots when getting back from a walk or ride - and the cloakroom/WC which leads off this. On the first floor are three double bedrooms. The principal bedroom is light and airy with open views and has an l-shaped ensuite shower room and fitted wardrobes. An additional room presents a great opportunity as flexible space with a variety of possible uses. The current owners employ this space as a home office, but it could also be used as a fourth bedroom or potentially incorporated into the third bedroom to extend this space if desired. The first floor is completed via family bathroom which can also be accessed from Bedroom 2 via a Jack and Jill door.





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## Outside

The property is approached down a shared drive leading to a gate and private drive beyond for Kerslake Cottage. There is ample parking for multiple vehicles including a horse box or lorry and a detached garage provides outdoor storage. The front gardens are level and laid primarily to lawn with planted borders and are South facing. To the rear is a private west facing garden enjoying views over the paddock and beyond to surrounding countryside. There is also a productive vegetable garden.

To the side of the house is a useful outbuilding, ideal as a tack room or feed store. Beyond this, a gateway leads into the paddocks and gives access to the concrete yard, two stables and haybarn. The land is gently sloping and runs down to a stream border at the bottom. The sheds and stables all have power connected.

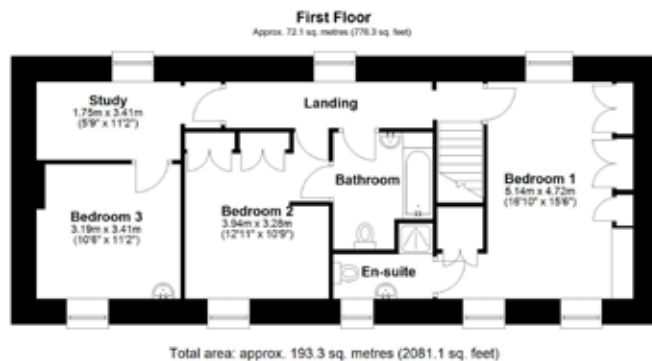
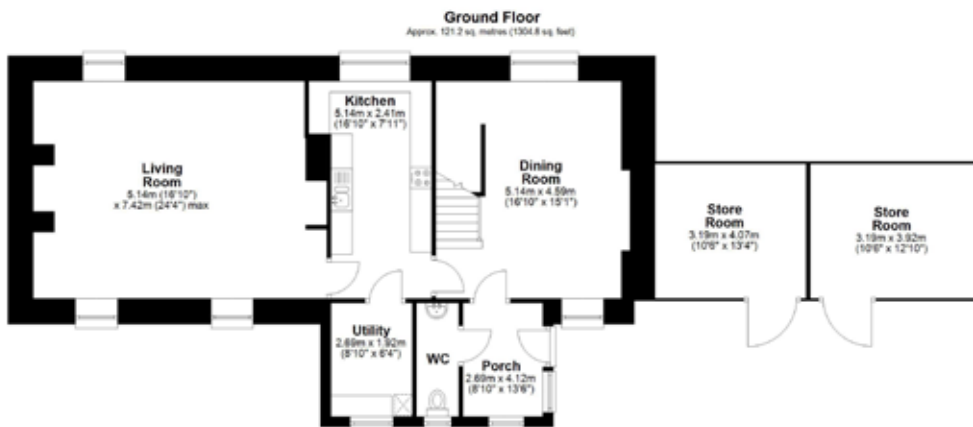
## Location

Located within the boundaries of Dartmoor National Park, the property is in a semi-rural hamlet but is far from isolated with the A30 corridor and the nearby town of Okehampton both just a few minutes' drive away. From there, easy connection on to Plymouth and Exeter is possible by road, and the rail link from Okehampton to Exeter gives convenience access to the national rail network.

The standout feature of this home's location however is the very easy access to the wilds of Dartmoor for incredible outriding and hiking, with Meldon Reservoir and surrounding tors just minutes' ride away. The Granite cycle way and route 27 can also be accessed within a 2 minute walk – it can be taken east towards Okehampton (and the rail station) or west and south towards Lydford. The spectacular beaches of the north coast are an approximately 50-minute drive away.


























## Agent's Notes

Property is accessed via neighbour-owned driveway with shared maintenance costs, which leads to a further private drive and ample parking.

Private sewage treatment system is shared with neighbour and located within neighbour's property, maintenance costs are shared.

Located within Dartmoor National Park

## KEY INFORMATION

-  3/4 Bedrooms
-  2 Bathrooms
-  2 Reception Rooms
-  Driveway parking for multiple vehicles. Single garage.
-  Not Listed
-  Heating: Oil
-  Utilities: Mains electric and water. Private drainage.
-  Restrictions: Historic covenants noted on title without detail, copy available on request
-  Easements, Wayleaves: Neighbour has right of access for repair of boundary wall
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: None known
-  Building Safety Concerns: None known
-  Mining Area: No
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: D (57)
-  Council Tax Band: D
-  Tenure: Freehold
-  Broadband: Vendors advise fibre has just been installed
-  Mobile Signal: Good
-  Not currently adapted for wheelchair users

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### VIEWING:

Strictly through the vendor's sole agents  
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