



Church View, Bratton Clovelly, Okehampton, Devon, EX20 4JX

Guide Price £450,000

Church View

Bratton Clovelly, Okehampton Devon,
EX20 4JX

A delightful, spacious Grade II Listed cottage, with
STUNNING VIEWS OF DARTMOOR. FOUR BEDROOMS;
TWO RECEPTIONS; Two bath/shower rooms. Two
workshops; store room & utility. BEAUTIFUL GARDENS.
Council Tax band: B

Tenure: Freehold

- Delightful Character Cottage
- Stunning Views of Dartmoor
- Beautiful Private Garden
- Four Bedrooms, Two Reception Room and Two Bath/Shower Rooms
- Many Character Features
- Utility, Workshop and Store Room
- Very Well Presented
- Heart of Pretty Devon Village
- Viewing Essential





A delightful and spacious Grade II Listed character cottage which retains a wealth of character features, including exposed beams, inglenook fireplace and deep silled windows with window seats. The accommodation is deceptively spacious, having two well proportioned reception rooms and four bedrooms. The property benefits from oil fired central heating with conservation-style radiators. Adjoining the property is a useful area with heating, containing a utility room, workshop with mezzanine storage area and also a store room.

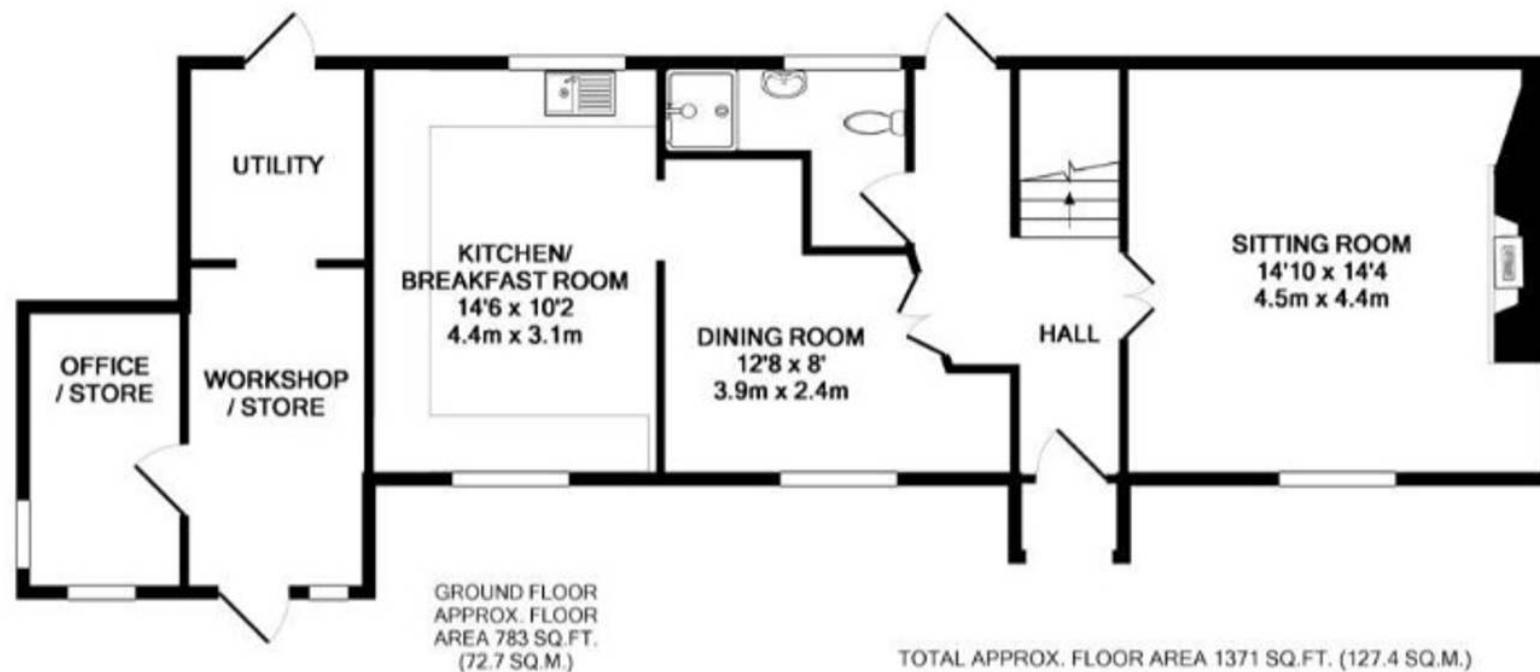
A particular feature of the property is the delightful, private rear garden, which enjoys some stunning views across surrounding countryside towards the hills of Dartmoor.

Services- Mains electricity, mains water and mains drainage. Oil-fired central heating.

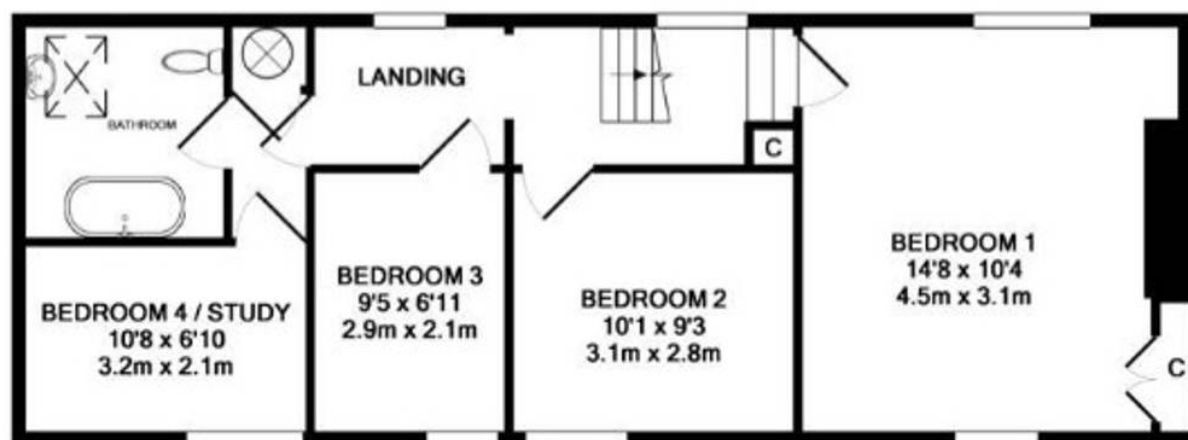
Viewings- Strictly by appointment with Mansbridge Balment Okehampton office on Tel no 01837 52371 or email: okehampton@mansbridgebalment.co.uk

Directions- For SAT NAV, use the property postcode EX20 4JX. For What3Words use: [///buzzards.weddings.grapes](https://www.what3words.com/#!/en/buzzards.weddings.grapes)

From Okehampton proceed in a westerly direction onto the A3079 towards Holsworthy and Bude. After approximately 6 miles turn left at Boasley Cross, signposted Bratton Clovelly. Follow this road into the village and upon reaching the village centre, with the church ahead, bear right whereupon the property will be found almost immediately upon the right hand side.



Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale.
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1ST FLOOR
APPROX. FLOOR
AREA 589 SQ.FT.
(54.7 SQ.M.)









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