



PARTRIDGE COTTAGE Attractive Thatched Cottage w/ Gardens & Views
OFFERS OVER £325,000 ZEAL MONACHORUM

MILLER TOWN & COUNTRY
Part of Smart Property Group



- >> Link Detached Thatched Cottage
- >> Pleasant South Facing Gardens
- >> Open Views to Dartmoor
- >> Popular Village Location
- >> Recently Re-Thatched
- >> Largely Modernised
- >> Separate Plot with Potential

The Property

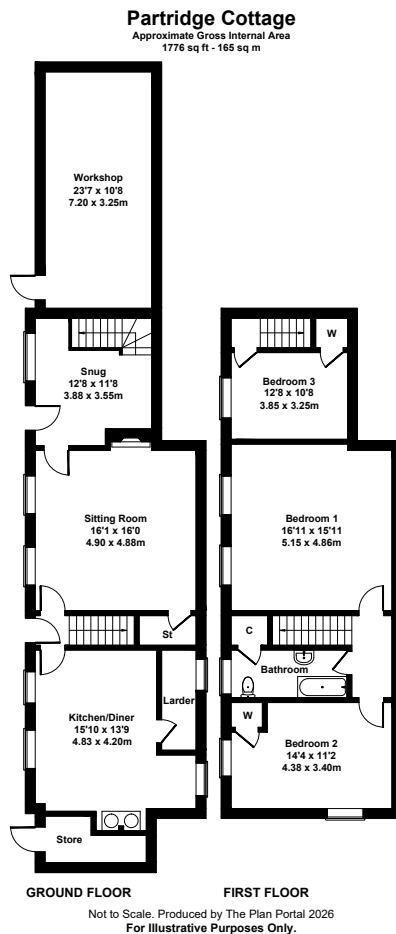
This delightful grade II listed cottage offers a wealth of charm and character with exposed beams and inglenook fireplace in the principal living room. There are two reception rooms and a kitchen/breakfast room with walk-in pantry on the ground floor and on the first floor are three bedrooms and family bathroom. The property has undergone a good degree of sympathetic modernisation and improvement but requires the last few finishing touches. The house and all rooms enjoy a southerly aspect and have far reaching views over the village, surrounding countryside and towards Dartmoor National Park in the distance.



Outside

To the front of the property a wrought iron gate gives access to a cobbled path to the front of the house. A couple of steps lead to a south facing, generous level lawn garden and a useful workshop. A few minutes walk from the cottage is a larger area of level garden (19.5m x 5m), parking and a detached double garage/workshop (5m x 4.9m) with potential subject to planning.





KEY INFORMATION

- 3 Bedrooms
- 1 Bathroom
- 2 Reception Rooms
- Garage & parking nearby
- Grade II Listed
- Heating: Electric
- Utilities: Mains electric, water and drainage
- Restrictions: None known
- Easements, Wayleaves: None known
- 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: Exempt
- Council Tax Band: E
- Tenure: Freehold
- Broadband: FTTC *Per Ofcom
- Mobile Signal: Variable to good. *Per Ofcom
- Not suitable for wheelchair users

Location

Situated in the heart of the village, a short walk from the village church and the Waie Inn, which offers a wide range of sporting facilities from swimming pool to squash and tennis courts. The nearby village of Bow offers a medical centre and Coop supermarket along with garden centre, and the towns of Crediton, North Tawton and Okehampton are all easily accessible by car. The Cathedral city of Exeter is some 17 miles away.

Miller Town & Country

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VIEWING: Strictly through the
vendor's sole agents

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