



Hazel Cottage

Hazel Cottage, Bratton Clovelly, Okehampton, Devon, EX20 4JX



Okehampton 9 miles, Exeter 32 miles

An individual three bedroom detached home with garage, gardens and attractive Dartmoor Views.

- Sitting and Dining Room
- Kitchen and Utility Room
- Three Bedrooms
- En Suite, Bathroom and Cloakroom
- Garage and Parking
- Garden
- Dartmoor Views
- Freehold
- EPC Band C
- Council Tax Band D

Guide Price £385,000

SITUATION

The property is situated within the heart of the popular rural village of Bratton Clovelly. The village has a range of amenities including village hall and recreation ground together with a popular public house, The Clovelly Inn. There is a nearby primary school at Boasley Cross. The village is surrounded by rolling typically Devonshire Countryside and the nearby Roadford Lake offers opportunities for water sports and scenic walks. Okehampton is closeby with its good range of shops and services and access to the Dartmoor National Park. From Okehampton there is access to the A30, providing a direct link to Exeter with its M5 motorway, mainline rail and international air connections. Alternatively the train station in Okehampton runs to Exeter and beyond.

DESCRIPTION

An individual three bedroom detached house, constructed around 2008. The property sits within the popular rural village of Bratton Clovelly and offers attractive views from the rear over the surrounding countryside towards the hills of Dartmoor. In brief the property opens to an entrance hall, giving access to a cloakroom, a sitting room with woodburning stove and a separate conservatory. Further rooms on the ground floor include a dining room, which opens to a fitted kitchen with adjoining utility room. The first floor landing serves three bedrooms (one with en suite) and there is a family bathroom. Externally, the property benefits from an attractive enclosed rear garden with attractive views. Whilst to the front is off road parking and a garage.

ACCOMMODATION

Via front door to ENTRANCE HALL: Staircase to first floor, doors to, CLOAKROOM: WC, pedestal wash basin, opaque window to side. LIVING ROOM: Stone fireplace with granite mantle and inset woodburning stove. Dual aspect windows with Dartmoor views. Fitted desk to alcove. DINING ROOM: Window to front aspect, understairs cupboard. Open aspect to KITCHEN: Range of timber wall/base cupboards and drawers with work surfaces over and inset butler sink. Integral fridge/freezer, electric oven with hob above and extractor vent

over. Window to side aspect. UTILITY ROOM: Matching wall and base cupboards to the kitchen, inset sink and drainer and window to side aspect. Plumbing and space for washing machine and tumble drier, integral door to garage. Oil fired central heating boiler. CONSERVATORY: A lovely light room at the rear of the house offering attractive views, with double glazed window surrounds, doors to rear and side and tiled floor.

FIRST FLOOR LANDING: Access to loft space. Airing cupboard with linen shelving. doors to, BEDROOM 1: Dual aspect windows with Dartmoor views. Fitted wardrobes. EN SUITE: Pedestal wash basin with light/shaver point over. WC, shower cubicle with mains fitted shower. BEDROOM 2: Dual aspect windows with views, fitted cupboard. BEDROOM 3: Window to front aspect, fitted wardrobe and cupboard. Bathroom: Panelled bath with mixer tap, shower attachment and screen door. Pedestal wash basin with light/shaver point over. WC, opaque window to front.

OUTSIDE

Immediately to the front of the property, a drive provides parking for approximately three vehicles. GARAGE: with double doors to front, light and power connected. Integral door to utility room. A gate to the right of the house opens to the rear garden with paved area across the rear of the house, area of lawn with established shrub beds and borders. Decked seating area and raised beds.

SERVICES

Mains electricity, water and drainage. Oil central heating. Mobile Coverage: EE and Vodafone good outdoor, 3 good outdoor and variable in home. (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services. Broadband Coverage: Ultrafast in area upto 1800 Mbps. (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

DIRECTIONS

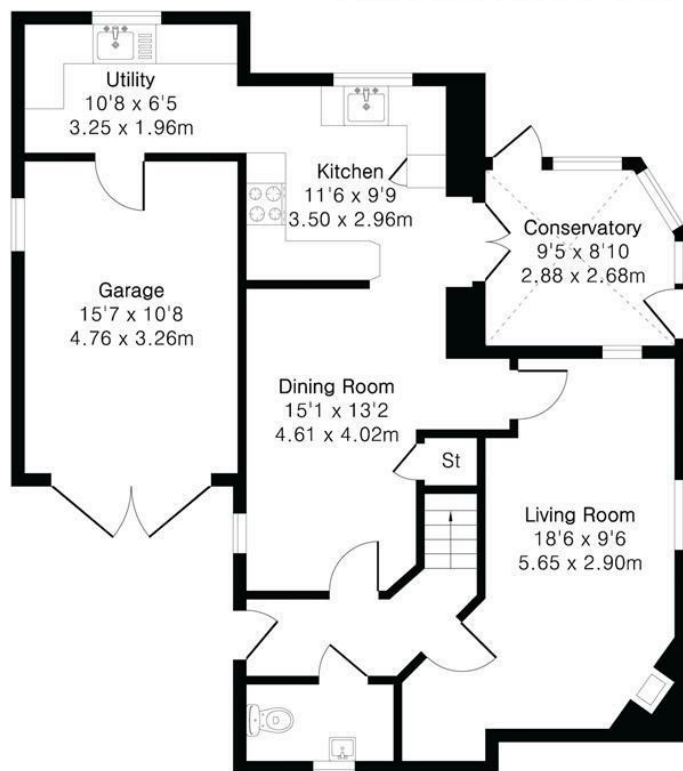
For SAT NAV purposes the postcode is EX20 4JX.
what3words worm.snooking.cave



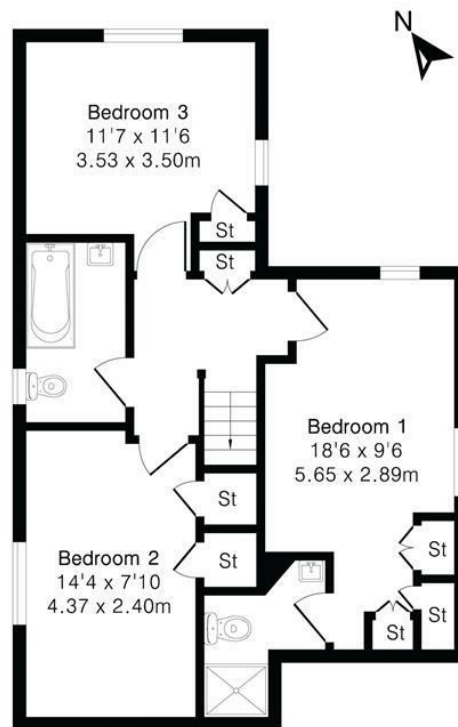
**Approximate Gross Internal Area 1487 sq ft - 138 sq m
(Including Garage)**

Ground Floor Area 912 sq ft – 85 sq m

First Floor Area 575 sq ft – 53 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(35-42)	G		
Not energy efficient - higher running costs			
England & Wales		73	84
EU Directive 2002/91/EC			

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