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Hope Cottage



Okehampton 5 Miles, Exeter 27 Miles

A charming Grade II listed, three bedroom semi-detached cottage with driveway, attractive garden and 0.67 acre paddock.

- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Bathroom
- Garden and Paddock (Total plot 0.73 acres)
- Parking for 1/2 Cars
- Freehold
- EPC Band E
- Council Tax Band C

Guide Price £305,000

#### SITUATION

Hope Cottage is situated within the heart of the popular conservation village of Exbourne, the property is within a short walk of the village's facilities, which include a thriving underground village shop and cafe, pre-school and primary school, popular public house, garage and parish church. There is also a village hall with many community activities. Exeter can be reached in approximately 35 minutes and there are regular bus services to Okehampton and to Exeter. The nearby town of Okehampton offers an excellent range of shops and services. The town has three supermarkets, including a Waitrose and a range of nationally and locally owned shops and businesses. The town also has schooling from infant to sixth level, together with a modern hospital and state of the art leisure centre in the attractive setting of Simmons Park. From Okehampton, there is access via the A30 dual carriageway, west into Cornwall or east to the cathedral and university city of Exeter, with its major shopping centre, M5 motorway, main line rail and international air connections. The Dartmoor National Park is easily accessible at Okehampton as are the north and south coasts of Devon and Cornwall with some attractive beaches and delightful coastal scenery.

#### DESCRIPTION

Hope Cottage, is a a charming Grade II Listed semi detached cottage situated within this favoured Devon village. The cottage is oil fired centrally heated and offers some attractive features, which include a beamed ceiling to the sitting room, complimented by a fireplace housing a woodburning stove. Further rooms include a good sized dual aspect dining room and a generous fitted kitchen. On the first floor, there are three bedrooms and a family bathroom. To the side of the cottage, there is off road parking for 1-2 vehicles, whilst there is an attractive enclosed and well established cottage garden to the rear and beyond is a most useful paddock area, housing a workshop and polytunnel, suitable for a variety of different uses.

#### ACCOMMODATION

Via covered ENTRANCE PORCH: Door to DINING ROOM: A pleasant dual aspect room, fitted dresser unit to recess, Radiator. Staircase to the first floor. KITCHEN/BREAKFAST ROOM: Range of grey timber wall/base cupboards and drawers with worksurfaces over and inset sink and drainer. Space for fridge and plumbing and space for washing machine and dishwasher. Space and point for electric cooker with extractor hood over. Double aspect windows. Radiator, tiled floor, part glazed door to garden. Built in shelved pantry with window and housing the oil central heating boiler.

SITTING ROOM: Window to front aspect, exposed ceiling timbers, under stair recess, deep display recess. feature fireplace with granite mantle and wood burning stove on slate hearth.

FIRST FLOOR LANDING: Exposed floorboards, doors to BEDROOM 1: Double aspect windows, exposed floorboards, built in wardrobe/cupboard, radiator, access to roof space. BEDROOM 2: Window to front aspect. Built in wardrobe. Radiator. BEDROOM 3: Window to rear overlooking garden with rural views, fitted shelving, exposed floorboards. Radiator. BATHROOM: White suite comprising panelled bath with mixer shower attachment. Pedestal wash basin and WC, heated towel radiator and extractor vent.

#### OUTSIDE

Immediately to the side of the cottage is a gravelled drive, providing parking for 1-2 vehicles. A gate gives access to the rear of the cottage. Where there is a large gravelled seating area and two log stores. Timber GARDEN SHED to side with power connected. Beyond is a well established garden with central pathway and a wealth of well stocked flower beds and borders and area of lawn. A gate at the rear of the cottage, opens to a PADDOCK which extends to approximately 0.67 of an acre. Within the paddock is a useful WORKSHOP/STORE and POLYTUNNEL, together with a vegetable garden and area of orchard which includes apple and pear trees. From the paddock there are some attractive countryside views.

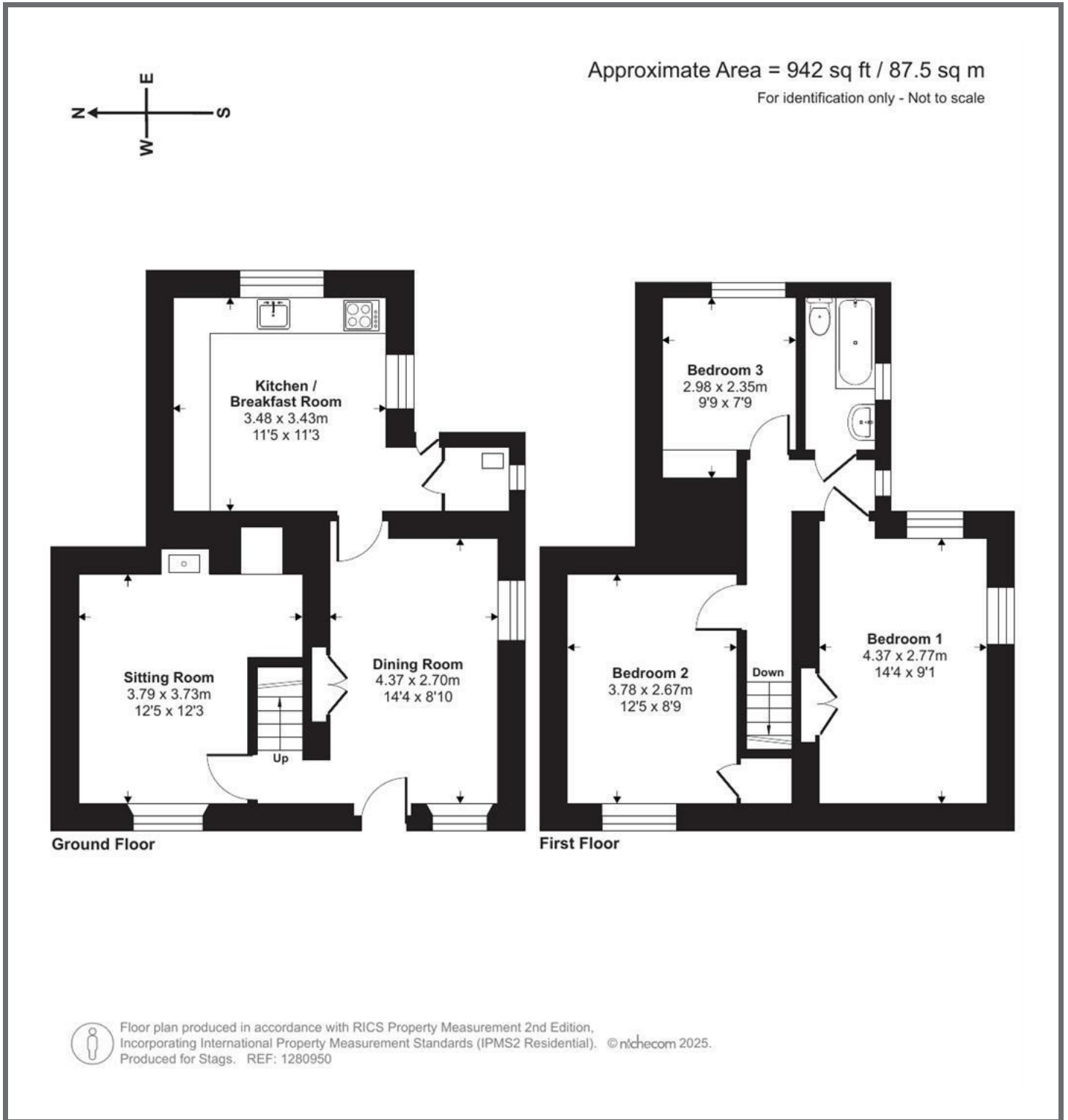
#### SERVICES

Mains Electricity. Water and Drainage. Oil central heating.  
Broadband Coverage: Superfast available up to 80 Mbps  
Mobile Coverage: 02 likely indoors, All providers likely outdoors.

#### DIRECTIONS

For Sat Nav purposes the postcode is EX20 3RY  
what3words palms.shorts.obscuring





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
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(49-68) E	(35-48) F	(2-48) G	
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		63	42

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