

Wayside, Throwleigh, Devon



A Grade II listed **thatched** cottage in the heart of Dartmoor.

Summary of accommodation

Ground Floor: Sitting room | Dining room | Kitchen | Garden room
Utility room | Outside WC

First Floor: Principal bedroom with en suite | Two further bedrooms
Family bathroom

Distances

A30 3 miles, Chagford 4 miles, Okehampton 7 miles, Exeter 19 miles
(All distances and times are approximate)

The property

Wayside is a late Elizabethan Tudor, three-bedroom thatched cottage in the village of Throwleigh, with easy access to Dartmoor National Park.

Wayside is a charming, thatched cottage with a long history. At one stage, Wayside was the village Ale House complete with a clog dancing in what is now the main sitting room and wrestling in the garden. However, the cottage has been renovated and extended in recent years to create a very well presented and welcoming home full of traditional character. This includes business ready fast Wi-fi, newly refurbished kitchen and heating system.

The house has a pretty South facing front garden, and is at the centre of the village, opposite St Marys Church. Downstairs has a mix of historical features in the sitting room, dining room and kitchen, juxtaposed with the modern oak and lead roofed garden room extension to the rear of the house. There is also an attractive utility room and log store at the eastern end of the house, hidden behind the traditional cart doors accessed off the road.





Upstairs, Wayside has a principal bedroom with en suite bathroom and two further bedrooms with a family bathroom. Throughout the property there are a wealth of modern and character features that ensure that Wayside is a very engaging and welcoming home.

To the rear of the house is a very pretty, well maintained, and private cottage garden, planned to give interest all year round. There is also a garden shed, cold frame and outside WC.



Location

Wayside is situated in the village of Throwleigh on the northeastern edge of the Dartmoor National Park. The village has been inhabited since the Bronze Age and is now a thriving agricultural community with an outreach post office in the Church and a pub, The Northmore Arms, in the neighbouring hamlet of Wonson.

Nearby, South Zeal has a post office and general store, a tearoom and two pubs, The Oxenham Arms, and the Kings Arms, whilst other everyday shopping and recreational facilities can be found in Chagford or Okehampton, where there is a Waitrose supermarket.

There are many excellent primary and secondary schools in the area, and first-class private schools can be found at Exeter, Tavistock, and Tiverton. The A30 dual carriageway is within easy reach, providing easy access to the M5 Motorway, and a mainline train station at Exeter, with regular services to London Paddington in just over 2 hours.

The property has direct access to Dartmoor, which covers approximately 365 square miles of beautiful and unspoilt moorland scenery, providing endless opportunities for walking, cycling, and riding in the area. There are plenty of rivers for fishing nearby, and the North Devon and Cornish coastline are within easy reach.

Services

Mains water and drainage, oil-fired central heating.

Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

Directions (EX20 2HT)

From Exeter take the A30 westbound and leave at the Whiddon Down exit. At the mini roundabout turn left onto the A382. Take the second right turn signposted to Throwleigh. Follow the road direct to the village but be certain to follow the road round to the right having crossed over the small bridge. Wayside will be found in the centre of the village opposite the Church.

Property information

Tenure: Freehold

Local Authority: West Devon Borough Council

Council Tax: Band E

EPC Rating: Exempt

Guide Price: £600,000



Approximate Gross Internal Floor Area

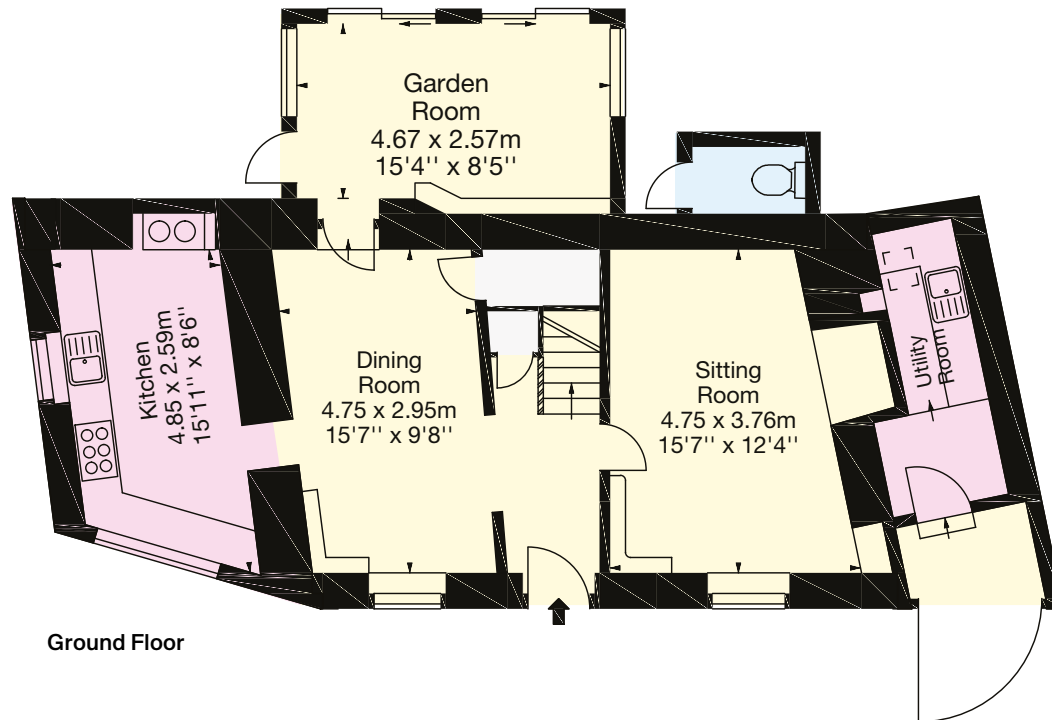
138 sq m (1,493 sq ft)

Outbuilding: 1.5 sq m (17 sq ft)

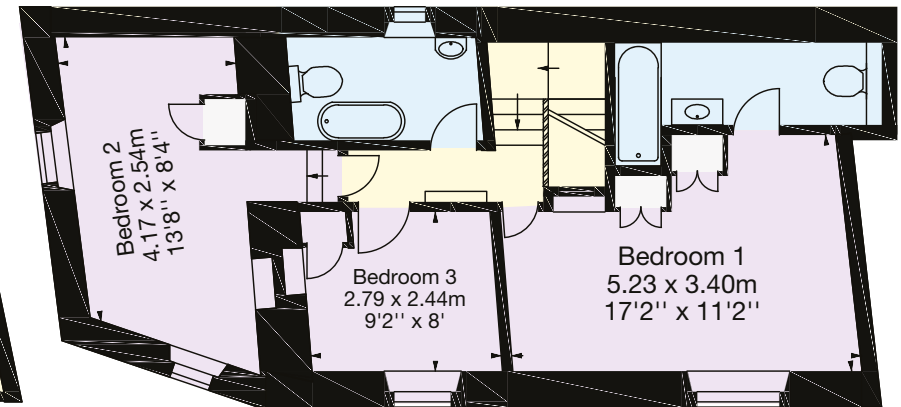
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

Knight Frank Exeter

19 Southernhay East

Exeter

EX1 1QD

knightfrank.co.uk

I would be delighted to tell you more

Mark Proctor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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