



STONE COTTAGE

Throwleigh, Devon



A WELL-PRESENTED, SOUTH-FACING COTTAGE

Set back in a large, private garden in a beautiful position on the edge of Dartmoor

Summary of accommodation

Ground Floor: Hall | Open plan sitting room & dining room | Kitchen/breakfast room
Utility room | Two bedrooms | Family bathroom

First Floor: Principal bedroom with en suite bathroom

Outbuildings & Garden: Parking | Single garage | Lean-to greenhouse | Summerhouse/office
Garden | Wood store and two sheds

Distances: Throwleigh village centre 0.2 mile, A30 & A38 2.5 miles, Okehampton 6 miles, Chagford 4 miles
(All distances and times are approximate)

Local Authority: West Devon Borough Council (www.westdevon.gov.uk)

Council Tax band: E

Tenure: Freehold

EPC Rating: E

Guide price: £650,000

SITUATION

Stone Cottage is situated in a wonderful position off a lane leading out of the small, peaceful village of Throwleigh, which is on the northern-eastern edge of the Dartmoor National Park. It is not far from the moor itself, which rises to the west of the village. The village has a weekly post office which is held in the parish church.

The small market town of Chagford and larger town of Okehampton are both nearby offering a wide range of shops and local businesses including a Waitrose supermarket in Okehampton plus a choice of GP, dental and veterinary surgeries. There are good transport links within the local area too. The A30 and A382 are both arterial main roads and only about two and a half miles away, providing swift access to the wider main road network. Okehampton has a train station on the Dartmoor Line with an hourly service to Exeter St David’s (34 minutes) and Exeter Central with onward connections to Paddington (2 hours 4 minutes) and Waterloo (3 hours 9 minutes) respectively. Exeter Airport is about half an hour by car on the far side of Exeter, providing flights to both domestic and international destinations. There is a wide choice of schools locally both from the state and independent sectors including popular primary schools in South Tawton and Chagford plus Mount Kelly in Tavistock and The Maynard and Exeter Cathedral School in Exeter from the independent sector.

THE PROPERTY

Stone Cottage has a gorgeous setting amidst beautiful countryside, within the Dartmoor National Park and a few minutes walk to the open moor. It is located in a quiet lane about a quarter of a mile from the centre of the sought after village of Throwleigh. It is set back a good distance off the lane behind a beech hedge and a beautiful copper beech tree.



The cottage was built in the mid 19th century and is built of local granite with double glazed UPVC windows under a pale slate roof. The front of the house is south facing and has most of the accommodation on the ground floor. Essentially it is divided into two parts with the reception rooms and kitchen/breakfast room arranged in a fantastic open plan arrangement on one side of the hall and two of the property's three bedrooms and the family bathroom on the other and offering under floor heating.

The sitting and dining rooms, once separate rooms, are now conjoined to form a single family space that leads directly through to the kitchen/breakfast room. This wonderful space has windows on three sides covering from south-east through to north west. This means that the best of the available natural light is captured through the day and into the evening to give a wonderfully light and airy feel. The sitting "room" has an open fireplace and French doors that open to the garden. The kitchen/breakfast room looks out on three sides across the garden and out to the massif of the moor above in the middle distance. It has a tiled floor and is fitted with custom, high end, contemporary units, solid custom worktops and integrated Neff appliances. The principal bedroom suite is on the property's first floor and is accessed via a staircase from the dining room, which emerges directly into the bedroom. Off the bedroom is a good sized, en suite bathroom and both rooms have rooflights with lovely, far-reaching views of the moor.



OUTSIDE

Stone cottage is set in a good-sized, mature and established garden with many granite edged flower beds. It is bound by mature hedging that affords a degree of privacy. The garden is level around the house, with lawn at the front beside a gravelled parking with space for several cars. Fronting onto the parking area is a stone-built single garage with a lean-to greenhouse behind it. There is also a wood store and two sheds. Fringing the back of the house and extending beyond the kitchen/breakfast room is a paved terrace. A flight of steps drops down from the terrace to more lawn, dotted with several mature trees, that slopes gently downwards away from the house. To one side and overlooking the rear lawn is a west facing summerhouse, which can be used as an office, with a wonderful view of the edge of the moor in the distance.

PROPERTY INFORMATION

Services: Mains water, electricity & drainage. Oil-fired central heating and underfloor heating.

Postcode: EX20 2HX

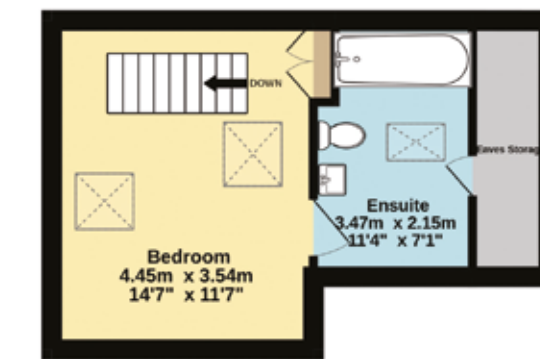
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Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.





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



Approximate Gross Internal Area =
133.1 sq m / 1,432 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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