

BOASLEY CROSS  
Asking Price £300,000



## Three Bed Bungalow in Need of Modernisation

-  3 Bedrooms
-  1 Bathroom
-  2 Reception Rooms
-  EPC Rating TBD



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- » Detached Bungalow
  - » Three Bedrooms
  - » Spacious Kitchen and Living Room
  - » Driveway, Garage, Various Outbuildings
  - » Stunning Views Over Countryside and Towards Dartmoor
  - » Quiet location
  - » In Need of Modernisation Throughout
  - » Local Agricultural Occupancy Restriction Applies

## The Property

A rare opportunity to purchase a detached three bedroom bungalow set within its own grounds, on a quiet lane near to Boasley Cross. Offering huge scope for modernisation and improvement throughout this bungalow has a large kitchen, spacious living room, and conservatory to the front which enjoys spectacular views over nearby countryside and Dartmoor beyond. There are three double bedrooms, bathroom and separate wet room. Outside there is a large driveway on approach to the front door, plus a large garage and various outbuildings offering the potential for a huge variety of uses. The garden wraps around the property with the largest expanse being set to the front, facing south and enjoying those amazing views.

## Location

Situated in pretty countryside on a quiet lane, near to the small hamlet of Boasley Cross and the nearby village of Bratton Clovelly, with easy access to Okehampton and the A30.

## Outside Features

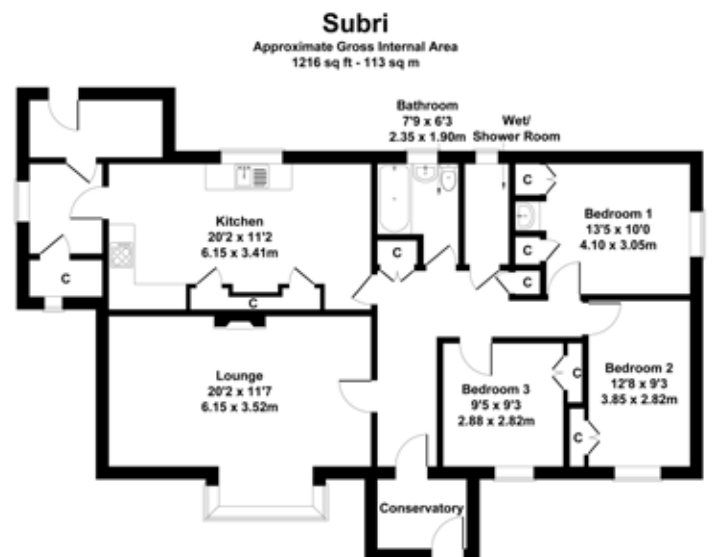
Driveway with ample parking, large detached garage. Various outbuildings + sheds. Wrap around gardens plus expanse to front, with hedge boundaries. Approx 1 acre in total.

## Services

We are unclear on services connected, however we understand there is an external oil fired boiler (not tested). Buyers will be required to make their own enquiries regarding services.

## Agents Note

The occupation of the dwelling shall be limited to persons employed or last employed full time locally in agriculture as defined in section 290 of the Town and Country planning act 1971 or is forestry and the dependants of such person.



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