

Nr BONDLEIGH
GUIDE PRICE £600,000

MILLER
TOWN & COUNTRY



Grade II Listed Thatched Cottage, Outbuildings & 2 Paddocks

-  4 Bedrooms
-  1 Bathroom
-  4 Reception Rooms
-  EPC Rating N/A

FOR IDENTIFICATION PURPOSES ONLY



- » Grade II Listed Thatched Cottage
- » Exposed Beams, Inglenook Fireplaces & Bread Oven
- » Would Benefit from Modernisation Throughout
- » 4.9 Acres, Two Paddocks, Yard & Gardens
- » Range of Outbuildings with Potential (STPP)
- » Rural Yet Accessible Setting
- » No Onward Chain

The Property

Substantial Grade II listed character cottage with many original features such as exposed beams, vaulted ceilings and inglenook fireplaces. The property is entered via a solid oak door into the hallway and to the left is a generous living room with large inglenook fireplace one end and a red brick fireplace at the opposite end, and an opening leads on to a dual aspect snug. To the right is the spacious kitchen with plenty of storage. Beyond is the sitting room with statement inglenook fireplace and bread oven, a door leads into an impressive dining hall with extensive vaulted ceiling and exposed beams. Also accessed via the entrance hallway is a study, utility room with walk in larder, bathroom and cloakroom. On the first floor are four bedrooms, all of which are doubles and enjoy a southerly aspect, and a separate cloakroom. The property is set within approximately 4.9 acres comprising two paddocks, a range of outbuildings - barns, open fronted car ports, sheds, and useful yard area. To the rear of the property is a generous garden area and kennels.

Location

The property is just outside the charming village of Bondleigh that is home to St James the Apostle Church, and close to the village of Winkleigh and town of North Tawton, both of which boast vibrant local communities. Amenities include a general stores, post office, butchers, cafes, doctors surgery vets and public houses as well as a highly respected primary schools. Further amenities can be found in the nearby towns of Hatherleigh (18 min) and Okehampton (20 min). The A30 is a 20 minute drive away, and Exeter can be reached in approximately 50 minutes.

Services: We understand the property is connected to mains water & electricity and has oil fired central heating and private drainage. These services have not been tested.

Council Tax Band: F

Agents Note: This property was the scene of an alleged violent crime in 2023. Please contact our office for additional information. Planning Consent:- There is planning consent (1/1171/2005-FUL) for a first floor extension to the rear of the farmhouse to create a family bathroom and en-suite bathroom for the master bedroom. We are advised the commencement of the dining hall activated this consent.



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