



SHEEPWASH

O.I.E.O £400,000

Fantastic Opportunity to Renovate Historic Cottages

 6 Bedrooms  3/4 Bathrooms  5 Reception Rooms  EPC Rating: F (29) E (43)

  
MILLER  
TOWN & COUNTRY



- » Prime Renovation Opportunity
- » Two Cottages Ready to Become One
- » Over 2,600 sq ft of Floor Space
- » 6 Bedrooms and 5 Reception Rooms
- » Approx. 1/4 Acre Plot
- » Potential for Extension Subject to PP

## The Property

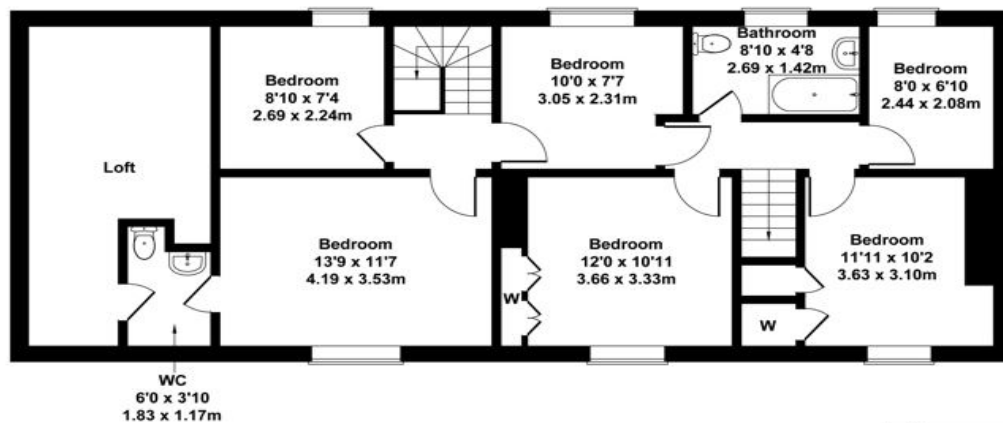
This pair of cottages has been in the same family for decades, and it is now time for new owners to put their stamp on them. The property is clean and appears to be in sound condition, but has not been updated in some time and therefore would benefit from a full renovation. There's so much potential here - with 2,600 sq ft of floor space, bright spacious rooms and a wonderful rear garden of approximately 1/4 acre, the property presents a superb opportunity to combine into one large family home. The properties comprise a total of 5 reception rooms, 6 bedrooms, 2 kitchens, 3 / 4 bathrooms and a WC, 2 utility spaces and a lovely rear garden with vegetable patch, greenhouse, 2 sheds, lawns and fence, hedge and tree borders. There is also a loft on the lefthand elevation that lends itself to extension / conversion subject to consents. There is offroad parking to the front, and there is also potential to remove the existing carport and replace it with a drive that could allow additional parking to the rear.



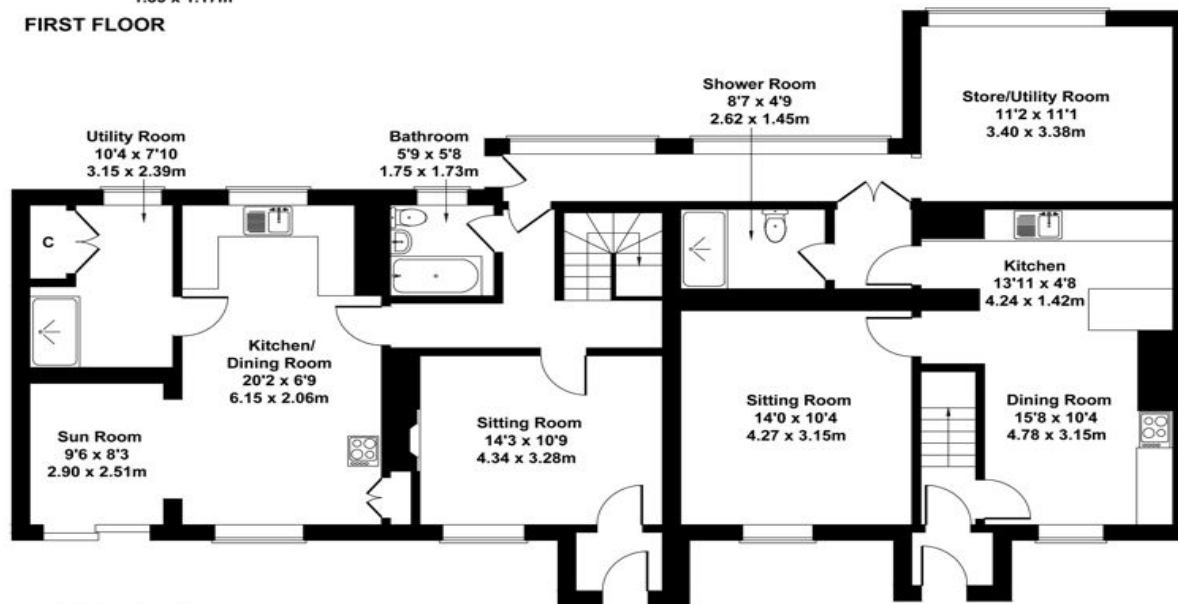
## Location

The property is ideally located for easy access to the village square and its highly regarded public house with integrated village shop. Primary schooling is available nearby in the villages of Highampton and Black Torrington, where there is also a doctors surgery. The small town of Hatherleigh has a popular (cont)

Approximate Gross Internal Area  
2606 sq ft - 242 sq m



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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## Outside

Private parking to front. Private and attractive rear garden of approximately 1/4 acre with lawns, vegetable beds, greenhouse, 2 sheds. Mature hedges, trees and fence borders.

**Services:** Mains water, drainage, electricity. Woodburners, ranges and electric heaters.

**Council Tax Band:** C/B

**Tenure:** Freehold

## Location (cont)

Ofsted-rated 'Good' community primary school, and Hatherleigh also boasts a Co-op supermarket, doctors surgery and vets, amongst other amenities. The ISI-rated 'Excellent' Shebbear College is Under 5 miles away, and additional primary and secondary schooling are available in Holsworthy and Okehampton, which also have a wider range of local amenities including a variety of supermarkets, banks, leisure centres and retail outlets. The north coast at Bude and its sandy beaches are around 30 minutes away, and the wilds of Dartmoor can be reached in as little as 20 minutes.

## Cottage 1

Sun Room 9'6" x 8'3"

Kitchen/Dining 20'2" x 6'9"

Utility/Shower Room 10'4" x 7'10"

Sitting Room 14'3" x 10'9"

Bathroom 5'9" x 5'8"

Bedroom 1 13'9" x 11'7"

WC 6'0" x 3'10"

Bedroom 2 10'0" x 7'7"

Bedroom 3 8'10" x 7'4"

## Cottage 2

Sitting Room 14'0" x 10'4"

Dining 15'8" x 10'4"

Kitchen 13'11" x 4'8"

Shower Room 8'7" x 4'9"

Store/Utility 11'2" x 11'1"

Bedroom 1 12'0" x 10'11"

Bedroom 2 11'11" x 10'2"

Bedroom 3 8'0" x 6'10"

Bathroom 8'10" x 4'8"



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**VIEWING:**

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**CONSUMER PROTECTION FROM UNFAIR  
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