



SIMPLY GREEN

.....
The Croft

Ogwell
.....

3 BEDROOM COTTAGE

- ◆16TH CENTURY COTTAGE
- ◆NO ONWARD CHAIN
- ◆SOUGHT AFTER LOCATION OF EAST OGWELL
- ◆SPACIOUS GARDENS
- ◆GRADE II LISTED
- ◆EXTENDED MASTER BEDROOM & TWO FURTHER BEDROOMS
- ◆ENSUITE
- ◆LOUNGE WITH MULTI FUEL BURNER
- ◆KITCHEN & DINING ROOM
- ◆TENURE - FREEHOLD. COUNCIL TAX BAND E. EPC E

NO ONWARD CHAIN! Situated in the desirable village of East Oghwell, this quaint Grade II Listed Thatched Cottage is set within a spacious plot, adjoining the neighbouring orchard and has been tastefully extended to offer a main bedroom & ensuite, with a further two good sized bedrooms and family bathroom suite to the first floor. Boasting a wealth of period features throughout, the ground floor accommodation is complete with a Lounge, Kitchen and Dining Room with French doors leading into the westerly facing rear gardens.



Accommodation

Door opening into entrance porch with timber windows to the front and side, further door opens into entrance hall with slate tiling to floor and openings leading to all rooms. There is a cosy lounge with exposed beams and timber windows to the front, central heating radiator and power points, with a beautiful feature multi fuel log burner. Spiral staircase rising to the first floor. The dining room opens out from the kitchen and features a dual aspect with French doors opening to the garden; the kitchen is fitted with a range of wall and base traditionally styled wooden units with an inset Belfast sink and space for appliances.

First Floor Accommodation

Spiral staircase off of the lounge leads to two double bedrooms with timber windows to the front & central heating radiators, stunning vaulted ceilings with exposed beams. Family bathroom suite with a modern four piece suite comprising of separate shower and roll top bath, wash basin and WC

The master bedroom is accessed via a sole staircase from the dining room, with a vaulted ceiling and a large window giving a pleasant view over the garden. In addition, there is an en-suite shower room with a shower, wash basin and WC.

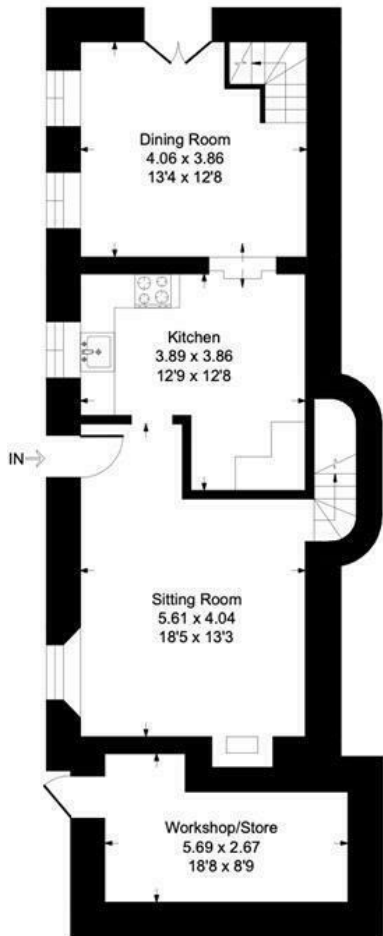


1 The Croft, Croft Road, Newton Abbott, TQ12 6AZ

Approximate Gross Internal Area = 119.8 sq m / 1291 sq ft
Outbuilding Area = 7.2 sq m / 78 sq ft
Total Area = 127.1 sq m / 1368 sq ft



Outbuilding



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Outside

Approached via a path, the cottage garden is enclosed and not overlooked by any surrounding neighbour, wrapping from the side of the property to the rear with a picturesque outlook across the surround countryside. Laid predominantly to lawn the West facing garden enjoys a range of mature shrubs, bushes and fruit trees, plus a decked seating area leading from the French doors of the house to enjoy the sun setting over the garden offering a private garden. In addition, there is plenty of storage via sheds and a store to the side of the property running the width of the house.

Agents Notes

The property was had the thatch roof replaced in 2021 & the current Vendors had initially explored the potential of adding off road parking to the front. Grade II Listed

EPC: E

COUNCIL TAX BAND: E

TENURE: FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



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