



**BRATTON CLOVELLY**  
**OFFERS OVER £625,000**

**Bungalow w/ Annexe, 3.3 ac & Striking Views**

 4 Bedrooms

 3 Bathrooms

 3 Reception Rooms

 EPC Rating: D (61)

**MILLER**  
TOWN & COUNTRY



- » Detached 3 Bed Bungalow w/ 1 Bed Annexe
- » 38 ft x 12 ft 2 Bed Holiday Caravan
- » Fantastic Sweeping Views of Dartmoor
- » 45 ft x 30 ft Steel Framed Barn + Outbuildings
- » Approx. 3.3 ac in Total
- » Gardens, Sloping Pasture and Lake
- » Just Outside Popular Village

## The Property

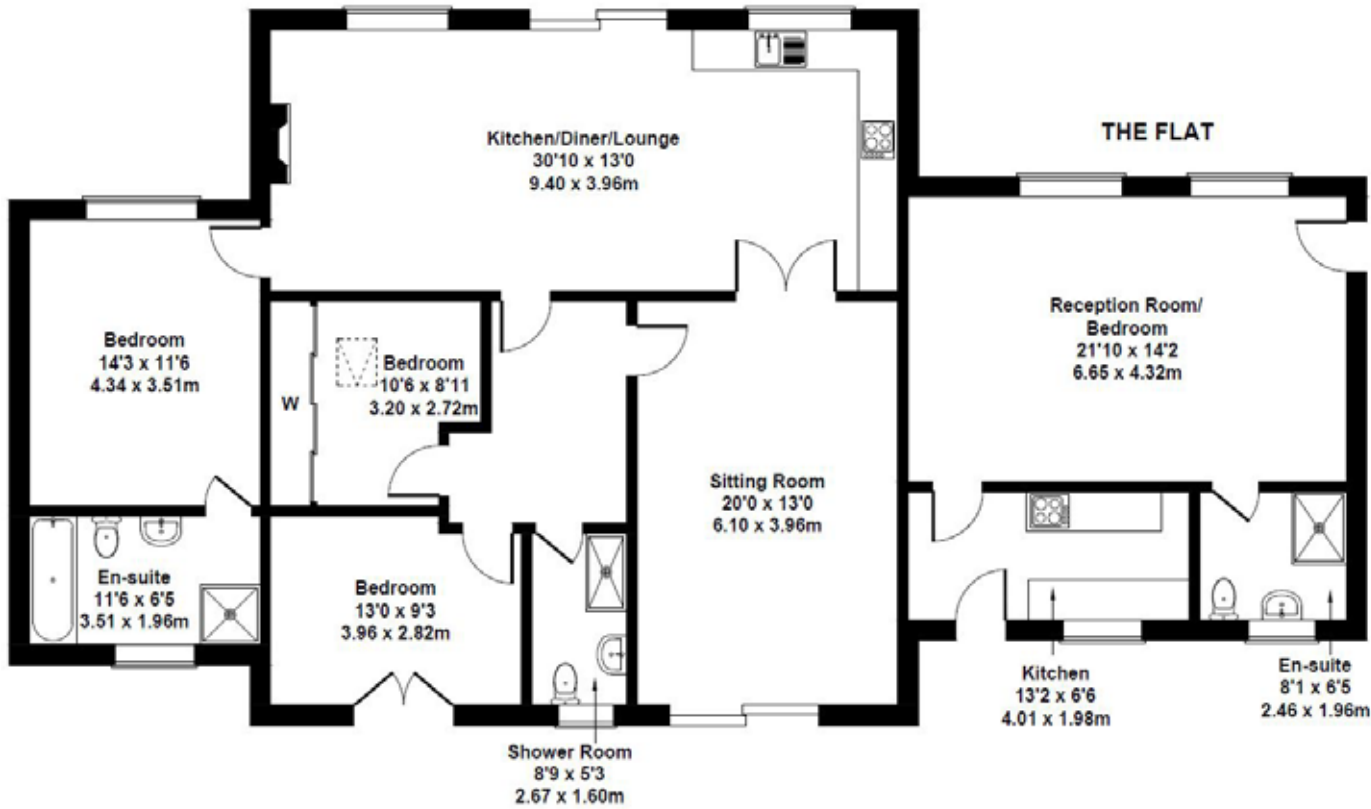
This property is absolutely perfect for those seeking home with income opportunities, multi-generational living arrangements or just a spacious family home with land and fantastic long range views. The spacious living room/diner with newly fitted kitchen has underfloor heating throughout and the wood burner will keep you warm on cold winter days. There are windows across the full width of this room providing those incredible countryside views. Adjacent is the large sitting room with glazed doors leading out to the rear garden, and along the central hallway are two double bedrooms and the recently fitted shower room. The primary bedroom has an en suite bathroom and the great views continue from the bedroom windows. Attached to the bungalow is a one bedroom annexe with large reception / bedroom, kitchen and bathroom - perfect for multi-generational living. The owners have recently installed a 38 ft x 12 ft two bedroom holiday caravan, which has its own private entrance from the drive.

## Location

Bratton Clovelly is a picturesque and popular village in the heart of the West Devon countryside. The village itself has a bustling local community, with historic public house, church and parish hall at the centre of activities. There is a respected local garage and Boasley Cross Primary School is just 5 (cont)



Approximate Gross Internal Area  
1775 sq ft - 165 sq m



Not to Scale. Produced by The Plan Portal 2024  
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## Location (cont)

minutes away. The town of Okehampton and the A30 corridor are a 15 minute drive away.

## Bungalow

Kitchen/Diner/Lounge 30'10" x 13'0"

Sitting Room 20'0" x 13'0"

Bedroom 1 14'3" x 11'6"

En Suite 11'6" x 6'5"

Bedroom 2 13'0" x 9'3"

Bedroom 3 10'6" x 8'11"

Shower Room 8'9" x 5'3"

## Annexe

Reception Room / Bedroom 21'10" x 14'2"

Kitchen 13'2" x 6'6"

En Suite 8'1" x 6'5"

## Outside

The property is situated within a total of approximately 3.3 acres, which comprises gardens, sloping pasture and an attractive lake with island and surrounding woodland. The 45 ft x 30 ft steel framed barn has one section partially converted to accommodation, with the remainder providing storage and workshop space. There are also two additional outbuildings providing plenty of space for log and equipment storage.

**Services:** Mains electricity and water. Private drainage. Log burner with backboiler plus electric immersion. LPG for cooker. LPG boiler in annexe.

**Council Tax Band:** B (House), A (Annexe)





Miller Town & Country | 01837 54080

2 Jacob's Pool House, 11 West Street,  
Okehampton, Devon, EX20 1HQ

okehampton@millertc.co.uk | www.millertc.co.uk



**VIEWING:**

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
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