



HATHERLEIGH

OFFERS OVER **£250,000**

Charming Cottage in the Heart of Town

 3 Bedrooms

 1 Bathroom

 1 Reception Room

 EPC Rating: N/A

**MILLER**
TOWN & COUNTRY



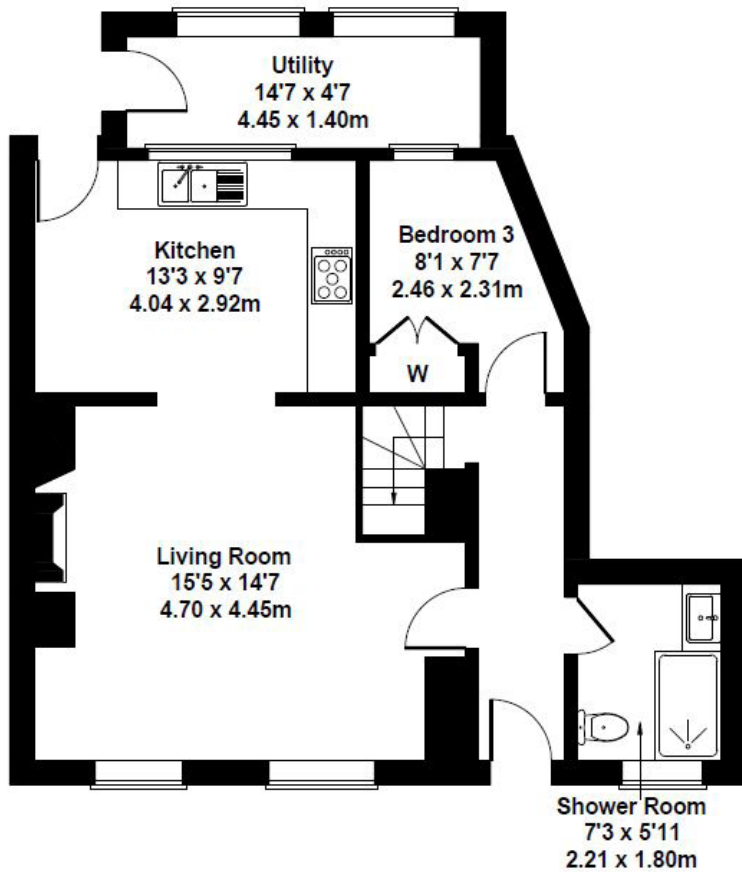
- » Splendid Grade II Listed Cottage
- » 1 Bed Downstairs / 2 Beds Upstairs
- » Fantastic Period Features
- » Vaulted Ceilings on First Floor
- » Modern Kitchen and Shower Room
- » Utility / Flex Room to Rear
- » Peaceful Rear Garden

The Property

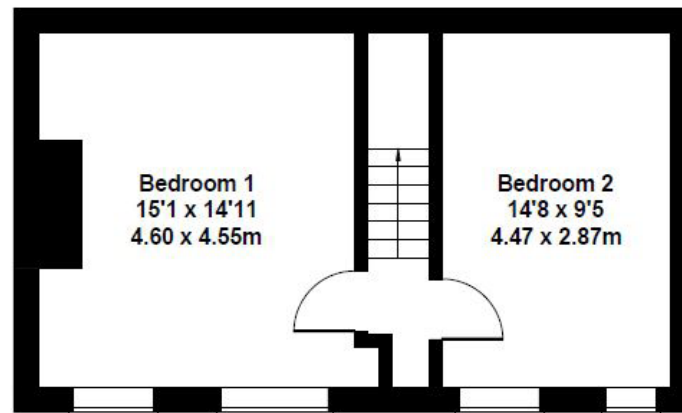
This beautiful Grade II listed thatched cottage dates to the 17th century and has all of the period charm you would expect, while also having the modern conveniences of the 21st century. The nearly 15 ft x 15 ft living room is the heart of the home, and it has a feature inglenook with wooden lintel, wood burner, bread oven and an impressive beam. There is also a deep fitted cupboard giving access to the under-stairs space. Beyond the lounge through the old arched doorway is the modern kitchen with solid wood work surfaces, electric Rangemaster range, integrated refrigerator and dishwasher and plenty of room for a kitchen table and chairs. To the rear is a conservatory / utility room, which is over 14 ft long. Steps lead up to the rear garden with outdoor dining nook, lawn, fruit trees and beautiful flower and shrub borders. Also on the ground floor are the modern shower room and 3rd bedroom/ office/craft room that benefits from a large built in cupboard. Upstairs are two large double bedrooms, both with vaulted ceilings, exposed rafters and double glazed windows to front. The chimney breast rises through the primary bedroom and offers useful nooks to both sides.



Approximate Gross Internal Area
1028 sq ft - 96 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Outside: To the rear is a gorgeous garden with lawn, outdoor dining area, rockery and shrub borders. All kinds of colourful and scented plants do well in this sheltered area, and the garden has been planted with single and double roses and honeysuckle, as well as a fruiting grape vine, an ornamental fig, and a variety of perennial shrubs that that provide colour 9 months of the year. A flowering cherry tree has been trained along one fence and a feature has been made of a Victoria plum tree that produces delicious fruit. Because of its sheltered nature and abundant planting, the garden is visited by a wide range of birds.

Agents Note: This property's first floor has a flying freehold over a portion of the adjoining property. The property also benefits from historic 'potboilers' rights that allow its owners to graze cattle and / or sheep on Hatherleigh Moor. If they do not graze animals they can instead claim a token payment of £65 / yr. The owner will retain some of the potted plants.

Location

The property is located within the heart of the popular town of Hatherleigh, one of the smallest towns in Devon, with traditions including a November carnival with float parades and other town-wide competitions! The cottage is within easy walking distance of a Coop store, a cafe, two established pubs, two hairdressers, a weekly market, a vet, a doctors surgery, the community centre and a great primary school. Dog walkers can enjoy the moor and dozens of footpaths across adjacent fields. The town is about seven miles from Okehampton (bus stops are also within easy walking distance), which has three supermarkets, primary and secondary schooling, and rail connection to Exeter and onward to the main Penzance to Paddington line. The north coast at Bude is only a 30 minute drive away.

Ground Floor

Living Room 15'5" x 14'7"

Kitchen 13'3" x 9'7"

Bedroom 3 8'1" x 7'7" (Max)

Shower Room 5'11" x 7'3"

Utility 14'7" x 4'7"

First Floor

Bedroom 1 15'1" x 14'11" (Max)

Bedroom 2 9'5" x 14'8"

Services: Mains electricity, water and drainage.
Oil fired central heating. Broadband available.

Council Tax Band: B



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VIEWING:

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TRADING REGULATIONS 2008:**

These particulars are believed to be correct
but their accuracy is not guaranteed nor do
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