



mansbridgebalment

HORRABRIDGE

£127,000



The Old Bakery House, 4 Commercial Road, Horrabridge, PL20 7QB

SITUATION AND DESCRIPTION

A former bakers shop and now character cottage in the Dartmoor National Park, built we understand in 1863 and situated in a convenient location in the centre of Horrabridge, offered with no onward chain. The property has notable character with an exposed stone fireplace with wood burning stove in the sitting room. The cottage now also benefits from a modern energy efficient Worcester combi boiler (mains gas) plus the windows are PVCu double glazed. Outside, the cottage has a courtyard garden at the rear which is ideal for table and chairs, pot plants and a rotary line. The cottage is a few yards away from the local shop/post office and the historic river bridge from where the village gets the name. There no off road parking with this home but there is ample on street parking close to the door.

We have been advised that the cottage was once a bakery shop with many locals remembering buying bread and cakes back in the day. The property is now a comfortable home comprising of sitting room, kitchen with a storage area under the stairs. To the first floor are two bedrooms (a double and a single) and a bathroom.

The village is increasingly popular with good commuter routes to Plymouth and Tavistock and an array of amenities including two pubs, village store, bakery, fish and chip shop, art gallery, church, school and plenty of outdoor spaces including parks and the moors.

ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

GROUND FLOOR

Path leads to PVCu entrance door into:

SITTING ROOM

12' 0" x 11' 10 extending to 14.0" (max) (4.27m)" (3.66m x 3.61m)

Deep sill PVCu double glazed window to front; slate effect tiled floor; T.. point; 2 radiators; feature fireplace with Montrose woodburning stove; doorway with stairs rising to first floor; doorway to:

KITCHEN

10' 9" x 8' 5" (3.28m x 2.57m)

Deep sill PVCu double glazed window and stable door to courtyard; continued slate effect tiled floor; fitted kitchen units and worktops; sink and drainer; space and plumbing for cooker, washing machine, freezer and fridge; radiator; opening to storage area under the stairs with PVCu double glazed window and wall mounted Worcester Greenstar 25i combi boiler (main gas).





FIRST FLOOR

LANDING

PVCu double glazed window to rear courtyard; storage cupboard; doors of:

BEDROOM ONE

14' 2" x 9' 0" extending to 12'0" (3.66m) (4.32m x 2.74m)

Deep sill PVCu double glazed window to front; original fireplace; recess with hanging rail and shelving; radiator; T.V. point.

BEDROOM TWO

8' 5" x 5' 6" (2.57m x 1.68m)

Deep sill PVCu double glazed window to rear courtyard; radiator; hanging rail.

BATHROOM

8' 0" x 6' 0" (2.44m x 1.83m)

Panelled bath with Triton Cara electric shower over; high level w.c; pedestal wash hand basin; radiator; loft access; extractor fan.



OUTSIDE

The property is approached from a small path along the front elevation to the entrance door. To the rear is a low maintenance courtyard ideal for sitting outside and storage. There is a pedestrian gate that leads out onto a shared area and back to the road. We understand there is a right of access for the neighbours property over the courtyard.

SERVICES

Mains electricity, mains gas, mains water and mains drainage.

OUTGOINGS

We understand this property is in band ' A ' for Council Tax purposes.

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

DIRECTIONS

From our Yelverton office proceed to the village of Horrabridge on the A386 towards Tavistock. Turn down into the village just after Manor Garage onto Graybridge Road and in turn into Station Road. Follow this road passed the London Inn pub and over the river bridge while following the road around to the right. After passing the village post office/stores the cottage will be found on the left marked by our for sale sign. We advised parking by the bridge and walking to the property or alternatively just passed the cottage on the left.



EPC RATING 58 BAND D

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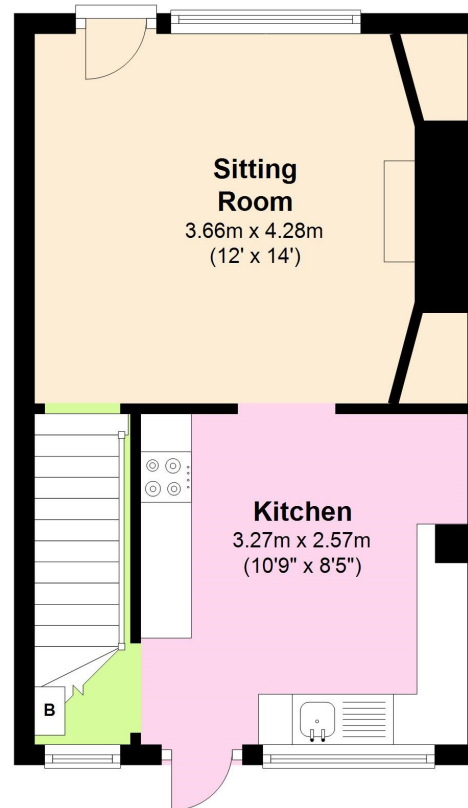
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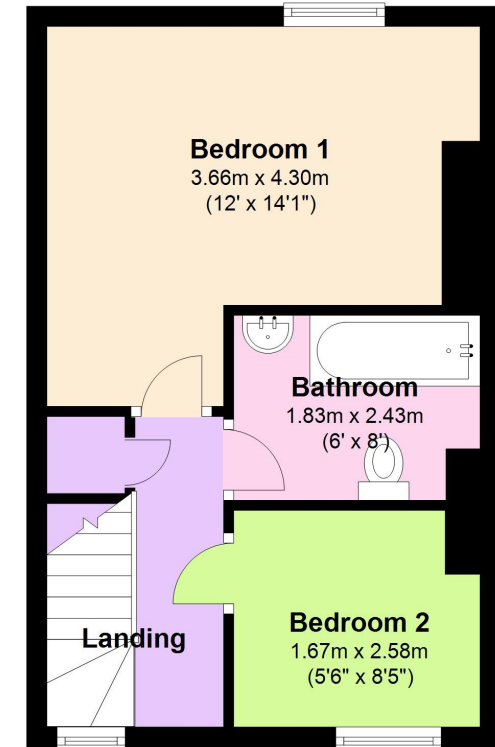


THE ROUNDABOUT · YELVERTON · DEVON · PL20 6DT
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Ground Floor



First Floor



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* **PL19, PL20, EX20**



TAVISTOCK · YELVERTON · BERE PENINSULA · OKEHAMPTON
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