



mansbridgebalment

BRENTOR

OIEO £160,000



Honeybee Cottage, 2 Chapel View, Brentor, PL19 0LT

SITUATION AND DESCRIPTION

Peacefully situated in the highly sought after moorland village of Brentor which is located within the Dartmoor National Park. The Cottage is a short walk from the village amenities and open moorland and just 5 miles approximately from the busy market town of Tavistock.

This charming and rustic cottage offers a tranquil and calming bolt hole away from the hustle and bustle of a busy life and offers great potential as either a holiday cottage or a permanent home. Believed to have been built in the middle part of the 19th century the Cottage has been lovingly restored and now offers beautifully presented comfortable and cosy accommodation.

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:

From the highway a short path leads to the:

Wooden double glazed stable door leading to:

KITCHEN/LIVING/DINING ROOM

16' 10" x 12' 7 overall" (5.13m x 3.84m)

Spacious dual aspect room with stripped Oak flooring; inset spotlights.

LIVING AREA

Feature fireplace with wooden lintel, cloam oven and slate hearth; beamed ceiling with inset spotlights; PVCu double glazed window to front overlooking pretty paved courtyard and deep window seat; cupboard housing electric meters; TV aerial point.

KITCHEN AREA

Bespoke handmade oak fitted kitchen with granite worktops over; single sink unit with mixer tap over and set within granite worktop and drainer; electric "Everhot" range cooker with hotplate and double oven; PVCu double glazed obscure window to rear with deep slate sill; space for fridge; space and plumbing for washing machine; space for microwave; beamed ceilings with inset spotlights; under stairs cupboard; stairs rise to:

FIRST FLOOR

LANDING

Turning staircase with rope handrail; small window to rear with deep slate sill; over stairs cupboard housing electric water heater.





BEDROOM

12' 11" (max including wardrobes) x 9' 6" (3.94m x 2.9m)

Wooden latch door; PVCu window to front with pretty views overlooking gardens and moorland in the distance; large slate sill; built in wardrobes to one wall with hanging and shelving space; exposed beams; inset spotlights; T.V. aerial point.

BATHROOM

9' 5" x 7' 0" (2.87m x 2.13m)

PVCu double glazed obscure glass window to rear; stylish bathroom fitted with a modern white bathroom suite comprising pedestal wash hand basin with mixer tap over; recessed storage alcove incorporating spotlight and shaver socket; low level w.c.; large corner shower cubicle with electric Mira shower; heated ladder towel rail; inset spotlights; tiled walls to ceiling height; ceramic tiled floor; access cupboard to loft space; extractor fan. A real feature of this room is the beamed vaulted ceiling.

OUTSIDE

To the front of the Cottage is a pretty paved courtyard area which is enclosed with wooden picket-type fencing with built-in wooden troughs for planting. Located adjacent to the neighbouring property is a useful:

OUTBUILDING

5' 11" x 5' 10" (1.8m x 1.78m)

Entered through a half glazed stable door; Velux window; ceramic tiled floor; power and lighting.



SERVICES

Mains electricity, mains water and mains drainage.

OUTGOINGS

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

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

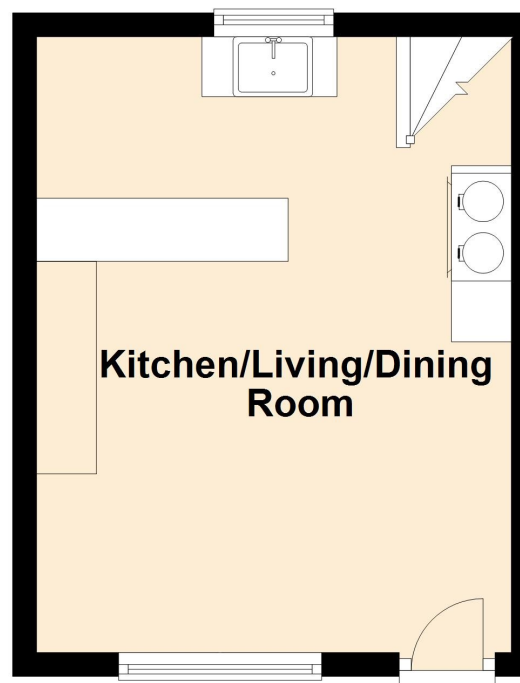
DIRECTIONS

From Bedford Square proceed out of town between the Banks onto Drake Road signposted Brentor. Continue for approximately 4 miles until reaching Brentor then turn right towards the centre of the village. As you approach the village bear right and continue down the lane where the property will be found shortly on the right hand side.

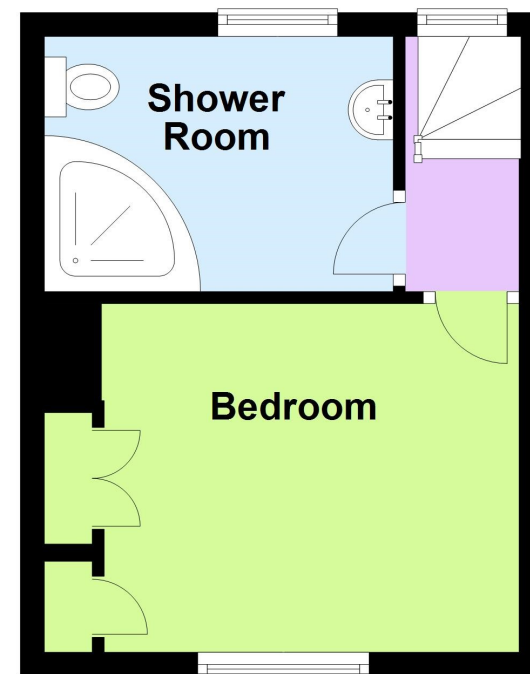


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Ground Floor



First Floor



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*** PL19, PL20, EX20**