



East Week Cottage

East Week Cottage , South Zeal, Okehampton, Devon EX20 2QB



SITUATION

East Week occupies a attractive semi rural position, lying within a small farming hamlet on the northern fringes of the Dartmoor National Park, yet being within easy reach of the villages of Throwleigh, Whiddon Down and South Zeal. The property is within easy driving distance of the A30 dual carriageway providing a direct link, east towards Exeter and the M5 motorway or west into Cornwall. From the property there are a network of quiet country lanes, footpaths and bridleways leading up onto the open moor a short distance to the south. The town of Okehampton is some 6 miles distant and offers a wider range of shops, services, educational, recreational and leisure facilities, together with three supermarkets including a Waitrose. The attractive setting of Simmons Park offers a modern leisure centre and the town has a three screen cinema.

DESCRIPTION

East Week Cottage is an attractive granite built Grade II Listed farmhouse which retains many original features. These include exposed granite walls, beamed ceilings, open fireplaces and a delightful oak plank and muntin screen to the dining room. The property is heated by means of oil and the property is double glazed. On the first floor are three double bedrooms, the master and bedroom 3 having en suite shower/bathrooms and a further bathroom. Formal gardens lie to the front and side and there is a small paddock (0.7 acres in total). Further benefits include off road parking and a detached two storey barn currently used as a garage/store with potential (subject to the necessary planning consents), for an annexe or similar. There is a further 1.1 acre field available as a separate lot at a Guide Price of £25,000.

ACCOMMODATION

Via side entrance door to Entrance Porch; plumbing for washing machine, tiled floor, doors to; Boiler Room; window to side, oil fired combination boiler providing hot water and central heating. Cloakroom; comprising low level wc, window to side. Kitchen/Breakfast Room; range of timber base cupboards and drawers with 1 1/2 bowl stainless sink unit and tiled surrounds. Wall mounted electric meters, spotlights, space for electric cooker, recessed storage space, tiled floor, opaque window to side. Inner Hall; tiled floor, telephone point, stairs to first floor, Door to Pantry; with tiled floor, window to rear, shelving. Feature door to Dining Room; double glazed window to front with window seat, oak plank and muntin screen, beamed ceiling, feature inglenook fireplace with woodburning stove and bread oven. Hall; feature exposed granite walls, original front door opening to granite porch with granite seats, beamed ceiling. Sitting Room; large timber beam, window to front, fitted wall lights, inglenook fireplace with woodburning stove.

First Floor Landing; night storage heater, access to loft space, built in airing cupboard, two windows to rear with attractive views over fields, door to Bedroom 1; double aspect windows with window seat, with views to both front and rear, ornate brick fireplace, door to En Suite; comprising low level wc, pedestal wash hand basin with tiled splash backs, electric strip light and shaver point, tiled shower cubicle with mains fed shower, wash mounted electric heater, extractor fan, window to rear. Bedroom 2; window to front with views. Bathroom; pedestal wash hand basin, low level wc, heated towel rail, wall mounted dimplex heater. Bedroom 3; double aspect windows, door to En Suite Bathroom; double aspect windows

with view over gardens and Dartmoor. Panelled bath, pedestal wash hand basin, low level wc, extractor fan, wall mounted electric heater.

THE GARDENS AND GROUNDS

The property is approached from the adjacent country lane, via a five bar gate opening onto the parking area. Immediately in front of the cottage is an area of lawn and provides access to the front and rear entrances of the house. The front garden area is enclosed by stone walling, facing south with an attractive aspect over the surrounding moorland. The garden features various granite uprights, (remains of previous farm buildings). To the east of the main garden beside the barn is a former fruit and vegetable garden, enclosed by stone walling. The remaining area of the exterior is the paddock extending to approximately 0.4 of an acre, suitable for a variety of different uses. Detached Stone Barn; set over two floors, the ground floor is accessed via twin timber doors opening to a former garage/workshop, partially divided into two bays. To the upper floor is a former loft area, with an external stone staircase and plank door (it is understood that the floor in the upper section of the building requires repairs and should not be walked on). The first floor has a window to the side and would be suitable to create a great workspace, studio or annexe (subject to the necessary planning consents).

DIRECTIONS

From Okehampton proceed out of the town in an easterly direction as if towards Exeter. Pass over the dual carriageway and continue along this road for a further 2 miles passing through the village of Sticklepath and on the sharp left hand bend at Drybridge turn right signposted Throwleigh and Gidleigh. Follow this road for approximately 1 mile before turning left signposted to East Week. Proceed along this road and after approximately 0.5 mile East Week Cottage will be found upon the right hand side.

SERVICES

Mains electricity and water. Drainage (tbc)

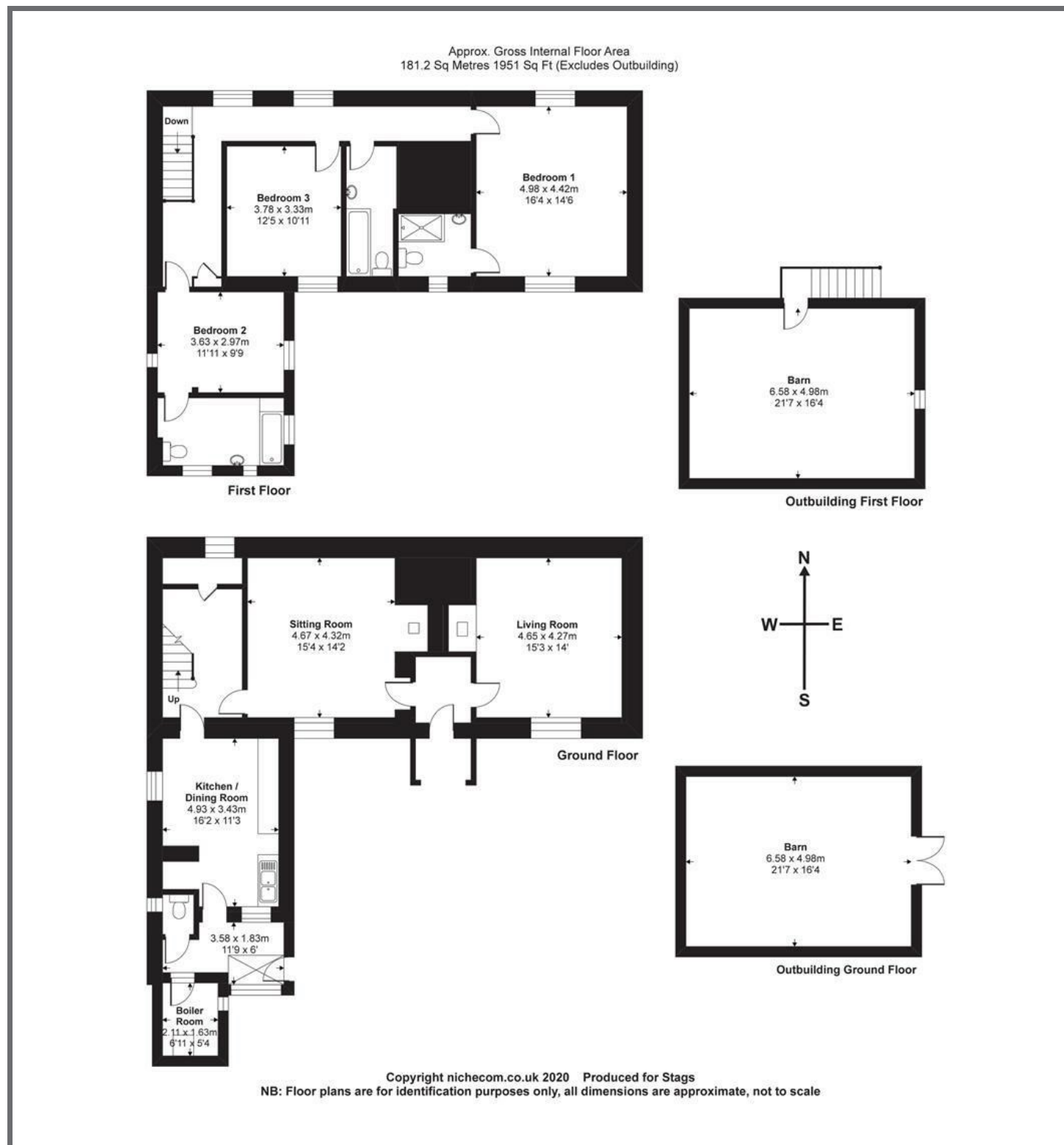
Okehampton 6 Miles A30 2 Miles Exeter 20 Miles

Delightful Grade II Listed granite built farmhouse, set in 0.66 acres and offering superb views towards Dartmoor.

- Kitchen/Breakfast Room
- Dining Room
- Sitting Room
- 3 Bedrooms
- 3 Bathrooms
- Cloakroom & Boiler Room
- Detached Granite Outbuilding
- No On Going Chain
- Gardens & Paddock
- 0.66 Acres

Guide Price £540,000





These particulars are a guide only and should not be relied upon for any purpose.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		62
44-54	E	35	
35-43	F		
2-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	