

STAGS

2 Netherton Hill

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Drewsteignton, Exeter, Devon, EX6 6QS

Chagford (3.6 miles), Okehampton (10.7miles), Exeter (15.1 miles)

A charming two bedroom terraced cottage with courtyard and store rooms in a popular Dartmoor village.

- No onward chain
- Beautifully presented kitchen/breakfast room
- Storage shed
- Charming village location
- Freehold
- Dartmoor National Park
- Sitting/Dining Room
- 2 bedrooms
- Summer house and utility
- Council Tax Band: C

Guide Price £235,000

SITUATION

2 Netherton Hill occupies a delightful and tucked away position in the heart of the highly sought-after Dartmoor village of Drewsteignton. This much loved village is renowned for its charming collection of thatched cottages set around a traditional village square, together with a popular, community owned pub, community shop/post office and ancient parish church.

The nearby moorland town of Chagford lies approximately 4 miles away and offers a wider range of amenities including schooling, sports clubs, independent shops and cafés. The property also enjoys convenient access to the A30 dual carriageway, providing a direct route to the university and cathedral city of Exeter and Cornwall beaches further south. Exeter offers a comprehensive range of services, excellent shopping, mainline rail links to London Paddington and Waterloo, and onward access to the M5 motorway. Situated within the Dartmoor National Park, Drewsteignton is perfectly placed for those who enjoy the outdoors, with access to scenic walking and riding routes, including stretches of the renowned Two Moors Way and the popular Fingle Bridge Inn located on the river.







DESCRIPTION

A beautifully presented and thoughtfully renovated two-bedroom period cottage, offering considerable charm and comfort in one of Dartmoor's most desirable villages. Behind its traditional façade, the cottage reveals a light, welcoming interior rich in original features including exposed ceiling beams, period fireplaces and an impressive granite inglenook fitted with a wood-burning stove creating a cosy focal point for winter evenings. The ground floor is arranged around an entrance lobby which provides access to the principal living areas and staircase to the first floor.

The sitting room is particularly attractive, enjoying generous proportions, exposed beams and direct access via a glazed door to the rear courtyard, allowing for a seamless connection between indoor and outdoor living. The kitchen/breakfast room blends traditional styling with modern practicality and is fitted with a range of base level cabinets complemented by granite and oak worktops. There is space for an electric cooker, fridge and freezer, an integrated dishwasher and room for a breakfast table, making it a natural hub for everyday living. On the first floor, a landing with exposed wooden floorboards leads to the principal bedroom, which benefits from fitted cupboards and a period fireplace. There is a second double bedroom, along with a modern family bathroom fitted with an electric shower, and a separate WC.

OUTSIDE

From the sitting room, a door opens directly onto a charming and sheltered rear courtyard, providing a private outdoor space ideal for morning coffee, alfresco dining or container gardening. Beyond the courtyard are two useful stone outbuildings which have been partially converted and upgraded, offering excellent flexibility and potential (subject to any necessary consents). One outbuilding is insulated and features two roof lights along with a WC and sink, and is currently used as a garden office/summer house. The second provides practical utility space with plumbing for a washer/dryer/freezer and ample storage for bicycles and gardening equipment.

Convenient free parking is adjacent in the square and behind the cottages. The cottage also benefits from a right of way to the lower access lane, adding further practicality for village living.

SERVICES

Utilities: Mains Electric, water and drainage.
Heating: Electric heaters
Council Tax Band: C
EE, Vodafone, Three and O2 mobile network available (Ofcom)
Standard and Superfast broadband available (Ofcom)

DIRECTIONS

From Exeter join the A30 towards Okehampton and once on the carriageway take the turn to Whiddon Down, A382 Services and Moretonhampstead. Take the 1st right turn taking you back over the A30 then take first left turning signposted Crockenwell. Continue along this road for approximately 1.5 miles and then turn right signed posted for Drewsteignton. Continue along this road for approximately 1.5 miles until you meet a junction where to turn right. Go up the hill and after a short distance the property can be found on the left. Parking is available in the public car park which is located just before the cottage on the right hand side or at the top of the hill at The Square.

AGENTS NOTE

The vendor has advised that there is a Right of Access for the neighbouring property across the rear lane.

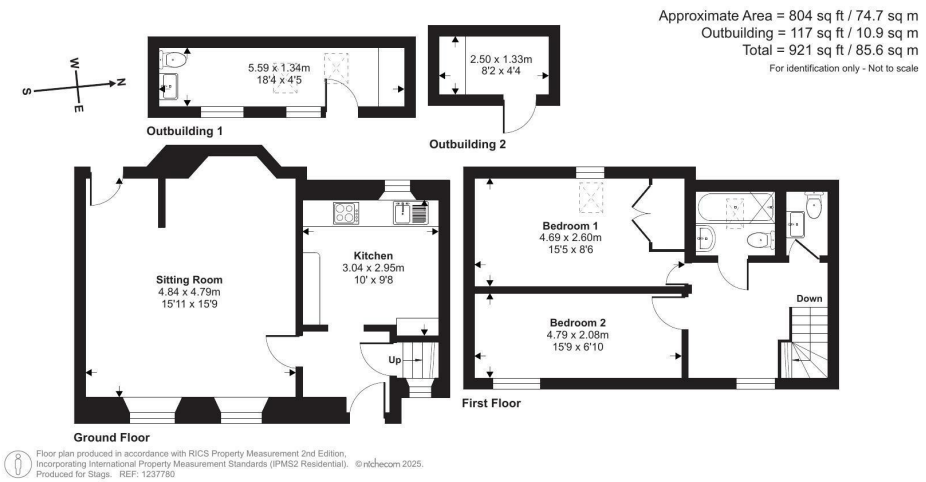


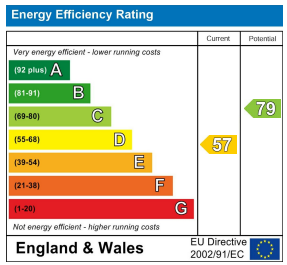




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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