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REAL ESTATE

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2015-2016


MILLER
TOWN & COUNTRY

Meeth

Guide Price £386,950

Why you'll
like it!

“A **beautifully**
presented, **renovated**
period cottage with far
reaching **rural views**
and **characterful**
accommodation with
delightful south facing
gardens set in a **peaceful**
but accessible **rural**
location”



Meeth

A beautifully presented, renovated period cottage with far reaching rural views and characterful accommodation with delightful south facing gardens set in a peaceful but accessible rural location.

The cottage is believed to date from 1870 when it was built of mainly stone with slate roof as the manse to the former attached chapel which has now been converted. We understand the property is not Listed and has been sympathetically renovated by the current owners. It is now beautifully presented with many period character features including areas of exposed stone, extensive use of oak flooring on the first floor, period fireplaces with wood burner stove in the sitting room and leaded lancet windows. These features have been combined with modern comforts such as oil fired heating from the 'Esse' range cooker with integral boiler within the farmhouse kitchen and double glazed windows.

There are captivating far reaching views from both the front and rear of the cottage and keen walkers will enjoy local walks across neighbouring fields to the nearby Devon Wildlife Trust Wildlife Reserve at Meeth and Tarka Trail long distance footpath offering carefree walking and cycling. The south facing well manicured gardens are a striking feature of the property and include a cobbled stone terrace, semi enclosed oak gazebo for alfresco dining, level lawn, a number of trees, period outbuilding, shed, green house and off road parking.

“ OWNERS SECRET:

Our beautiful rural idyll; with the most breathtaking views, and local infrastructure supporting quality family living

”

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1 

2 

- ✓ Beautifully Renovated Period Cottage
- ✓ Four Double Bedrooms
- ✓ Peaceful Rural Location
- ✓ Far Reaching Views over Surrounding Countryside
- ✓ Sympathetically Renovated
- ✓ South Facing Gardens
- ✓ Period Character
- ✓ Lying between the villages of Meeth and Petrockstowe
- ✓ A Short Walk Across the Fields from Wildlife Reserve & Tarka Trail Footpath

“...There are **captivating** far reaching **views** to the **front** and **rear**”



LOCATION:

The property is set in a rural but accessible location lying between the villages of Meeth and Petrockstowe, each under 2 miles and not far from the A386 main road giving good access north to Torrington or south to the nearby market town of Hatherleigh for local shops, doctors' surgery, pubs and primary school, leading on to Okehampton and the A30 to the south, giving good access to Exeter or West into Cornwall or carrying on South towards Tavistock and Plymouth. Also, just to the south of Okehampton is the wild expanse of the Dartmoor National Park. The seaside town of Bude is just 25 minutes away with its surfing and sandy beaches.

ACCOMMODATION COMPRISES: (All dimensions are approximate)

From the front gate, a cobbled path leads to:

ENTRANCE PORCH:

With part glazed front door, quarry tiled floor, electric meter cupboard with RCD switches and inner front door to:

SITTING/DINING ROOM:

19' 11" x 16' 9" (6.07m x 5.10m) max
Delightful characterful dual aspect room with double glazed windows to front and rear overlooking the gardens. Exposed stonework to one wall including a stone period fireplace with bread oven and housing a 'Villager' wood burning stove on slate hearth with a further slate shelf. TV and telephone points, radiator and under-stair cupboard.

KITCHEN/BREAKFAST ROOM:

16' 1" x 11' 0" (4.90m x 3.35m)
A triple aspect room with double glazed windows to the front and rear, three small attractive lancet

windows to the side, travertine tiled floor, 'Esse' oil fired range cooker with integral boiler for heating and hot water, inset LED ceiling lights, fitted with an extensive range of oak fronted kitchen units with granite work surfaces, inset electric halogen hob, Belfast sink, built-in electric double oven with grill, built-in fridge, built-in dish washer. A stable door leads to:

UTILITY ROOM:

11' 10" x 5' 11" (3.60m x 1.80m) plus lobby
An L-shaped room with a back door to the garden, travertine tiled floor, coat hooks, exposed stonework to one wall, double glazed window to rear and two lancet windows to side, matching kitchen units with worktops over, space and plumbing for washing machine and tumble dryer, Belfast sink, space and plumbing for American style fridge freezer.

SHOWER/WC:

Travertine tiled floor, fully tiled walls, lancet window to side, shower cubicle with mains power shower, extractor fan, WC, pedestal wash hand basin and towel radiator.

From the living room, the staircase (with stone wall to one side, south facing window and shutters) leads to:

FIRST FLOOR LANDING:

Oak flooring, radiator, loft hatch, airing cupboard with hot water tank with immersion heater fitted. Further recess.

BEDROOM 4:

10' 1" x 9' 0" (3.07m x 2.74m) max
Double glazed window to front with views, oak flooring, radiator and built-in wardrobe. TV and internet point.





BEDROOM 3:

9' 10" x 9' 0" (2.99m x 2.74m) max

Double glazed window to front with views, oak flooring, radiator, built-in wardrobes, period fireplace with cast iron grate and mantelpiece.

BEDROOM 1:

17' 0" x 11' 6" (5.18m x 3.50m)

Dual aspect room with double glazed windows to front and rear with views, loft hatch, exposed stonework to one wall, TV and Sky points.

BEDROOM 2:

11' 3" x 9' 9" (3.43m x 2.97m)

Double glazed window to rear with glimpse of Dartmoor, oak flooring, radiator, built-in wardrobe. TV and Sky point.

BATHROOM:

10' 9" x 5' 9" (3.27m x 1.75m)

Double glazed window to rear with views, oak flooring, towel radiator, part tiled walls, enamel panelled bath, pedestal hand wash basin and WC.

OUTSIDE:

From the road, a pedestrian gate leads through a hedge to the cobbled path to the front door, with small front garden with grass lawn and beds. A five bar gate gives access to off road parking for two cars. To one side is the storage shed and covered log store. A further gate leads to the side of the house into the main gardens to the rear and nearby period stone outbuilding. A path leads round the garden past the back of the house to a period cobbled stone terrace making a delightful sun trap. There is a central level lawn with well stocked flower beds around with a wide variety of well-established trees and shrubs. To one side is an attractive semi enclosed oak gazebo for alfresco dining with paved floor.

To the rear of this is a green house, compost stores and oil tank.

SERVICES:

Main electricity, mains water, shared private drainage (septic tank, located on neighbouring property), oil fired heating and hot water assisted by solar panels. Telephone and superfast broadband connected.

LOCAL AUTHORITY:

West Devon Borough Council.



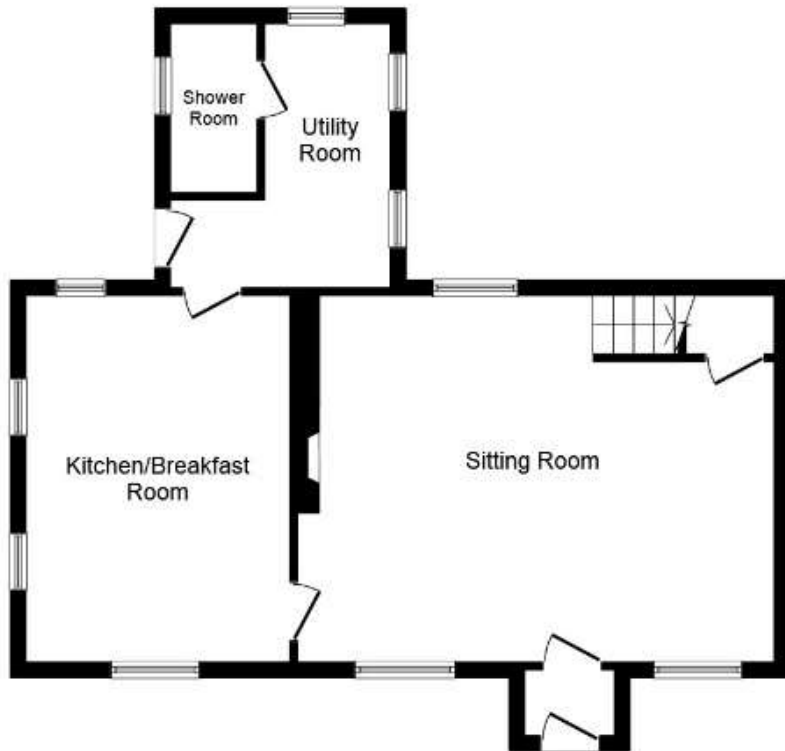


COUNCIL TAX BAND:
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VIEWING:
Strictly through the vendor's
sole agents, Prestige
Department:
Okehampton
01837 54080
Tavistock
01822 617243

**CONSUMER PROTECTION
FROM UNFAIR TRADING
REGULATIONS 2008:**
These particulars are
believed to be correct but
their accuracy is not
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**THINKING OF
SELLING?**
It is crucial to use an agent
who understands the market.
Miller Town & Country can
offer independent advice or a
valuation completely free
with no obligation.

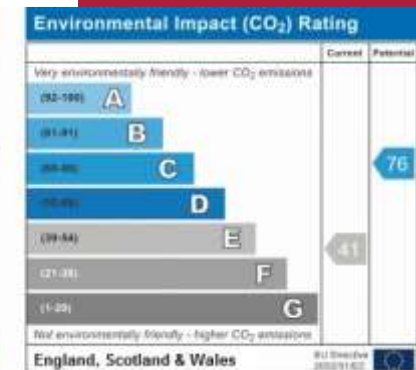
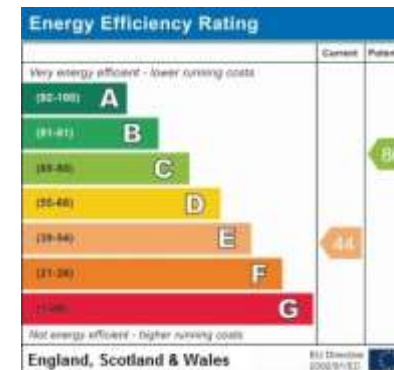


Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.





...“The well-tended gardens offer peace and privacy”



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