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properties



**2 Steward Cottages**  
Moretonhampstead, Devon TQ13 8SD

**£399,950 Freehold**





### The Property

This is a great opportunity to acquire a character cottage in a small settlement just outside of Moretonhampstead. The cottages have their own off street private parking at the rear and there is direct access to the cycle path to get the mile into town. The cottage is on three storeys with a second floor double bedroom, a first floor double and bathroom and a sitting room with a wood burner on the ground floor, a large garden room/reception and a fitted kitchen with a Rayburn range for cooking. The garden room leads out to the patio in the delightful rear cottage garden where there is a granite built garden office and a store. To the front of the cottage is a second cottage garden with a fruit and vegetable area. Fowlers strongly recommend viewing this property to full appreciate it.

### Situation

Steward Cottages are located a mile from the centre of Moretonhampstead. They are set well back from the public road with a private vehicle access to off road parking of which 2 Steward Cottages has three spaces. To the rear of the cottage is the cycle path, so it is easy to cycle traffic free up to the town. Moretonhampstead offers a wide variety of day to day and specialist shops, two pubs, a hotel, cafes and restaurant. It has a Primary school and pre school, surgeries for doctor, dentist and vet, a Parish church and chapel and the town is surrounded by countryside and moorland walks as well as the cycle path which can take you all the way to Bovey Tracey and on to Newton Abbot. Sports facilities are very good with a sports centre, football pitch, bowling club, tennis club, a skate park, two children's play parks and an open air swimming pool in the summertime. The A38 and A30 are equidistant at about 8 miles and Exeter is 12 miles away on the B3212.

### Services

Mains electricity, water and drainage.

### Council tax band

Band C

### Directions

What3Words : exit.purchaser.secondly

From the centre of Moretonhampstead take the A382 in a southerly direction passing the Fire Station on the way out of town. The road narrows as you pass Steward Mill on the left and immediately after the cycle path iron bridge there is a left turn onto private access which leads to the rear of the Steward Cottages where there is parking. The entrance to No.2 is clearly shown on the garden gate.

### Entrance

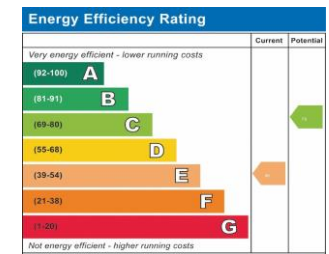
The most used entrance to 2 Steward Cottages is at the rear where the parking is located. A latched gate leads into the garden where a path and steps lead down to the rear of the cottage past the granite built studio to the garden room at the back of the cottage.

### Garden room

With a bank of wooden double glazed windows and double doors from the patio, this is a bright and spacious garden room/reception with a new roof, a paved floor, two pendant light points, two double panel radiators and two stepped plinths for seating or display. Presently the upper plinth has cushions for seating. This room opens into the kitchen.



- A charming character mid terrace home with garden office/store
- Cottage gardens front and rear
- Off road parking for three cars
- Sitting room with fireplace and wood burner
- Spacious second reception with patio access
- Kitchen with oil fired Rayburn
- Two bedrooms
- Bathroom
- Oil fired central heating
- Cycle path access into Moretonhampstead



## Kitchen

The fitted kitchen comprises a range of wood effect base and wall cabinets with slate effect roll top work surfaces which incorporate a Belfast sink with a stainless steel trim, a chromed mixer tap, plumbing for a dishwasher, counter top lighting, the oil fired Rayburn range for cooking and heating and space for a fridge and washing machine. The floor is laid with an oak laminate and there is an area for storage beneath the stone and tile staircase to the first floor. The central heating timer is wall mounted and a stripped pine latched door leads to the sitting room.

## Sitting room

This is an attractive and cosy sitting room with a window and window seat looking out to the front garden and a doorway opening to a lobby which has a door to the front garden. There are exposed structural timbers, a painted brick fireplace with a wood burner, a lined flue and slate hearth, a pendant light point and a TV point.

## Lobby

This lobby leads out to the front garden and has space for coats and wellies.

## First floor

A split level landing leads to the stairwell to the top floor, bedroom 1 and the bathroom.

## Bathroom

A pine latched door leads into the bright bathroom with painted timber walls and a large velux double glazed skylight, a pine floor and various storage cupboards. It is fitted with a white suite comprising a pressed steel bath with chromed taps and painted wood panelled sides, fully tiled shower and bath splashbacks and a wall mounted Mira electric shower unit. There is a low level w.c. and a wash hand basin with tiled splashbacks set into a vanity surface with cupboards below. Two wall light points are fitted, a double panel radiator and an extractor fan.

## Bedroom 1

A pleasant double room overlooking the front garden. It has matchboard panelling, a feature original cast iron fireplace, a double panel radiator and a built in cabin bed and work station. There is a built in airing cupboard with an insulated cylinder and immersion heater. A spotlight fitment is fitted and a pendant light point.

## Top Floor - Bedroom 2

A bright room with a large double glazed velux window set into the pine clad ceiling. There is a painted exposed granite wall, a pendant light point, eaves storage behind a pine panel and a pine balustrade.

## Exterior

## The Studio

This granite built studio building has been re roofed with an insulated slate roof and has an oak stable door to the work area which has power and light, a window looking out to the garden and a further smaller window in the side wall. There are two wall light points, a telephone point and a set of steps lead up to the mezzanine area (9'10" x 9'2.99m x 2.74m) which has storage space and a fitted spotlight.

## Storage shed

With a concrete floor, power and light and a brick framed entrance doorway.



**Wood shed 1** An open fronted wood store.

**Wood shed 2** An open fronted wood shed.

## Rear garden

This is the garden which enables access to the cottage from the parking. It has a latched gate entrance from the private lane which leads to a landing where the second wood shed is located. Steps lead down to a middle landing where wood shed number one is sited and a paved patio area large enough for a Bistro set and with a paved seating area from where this pretty garden can be observed. Further steps and a path lead through a granite retaining wall to the studio and on to the doors to the garden room. The garden is well stocked with mature flowering shrubs and plants, a plum tree and an apple tree and has a lawned area and steps down to a gravelled sitting area at garden room level where there is also a small pond and the concealed oil tank.

## Front garden

Accessed from the lobby at the front of the house. This is a generous cottage garden with mature hedgerows, a good size lawned area, many flowering shrubs and plants, two apple trees and a damson tree. The garden is divided by a rose covered arch which enables access to the fruit and vegetable garden where there is an aluminium framed greenhouse ( 5'9 x 4'1/1.75m x 1.24m ) and compost area. A granite wall bounds the property on the roadside and southern boundary.





#### VIEWING BY APPOINTMENT ONLY

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