

fowlers
properties



Pound Cottage
Ramsley, South Zeal, Devon EX20 2LB

£525,000 Freehold



The Property

Pound Cottage is a stone built freshly refurbished stone cottage located in the Conservation Area of the vibrant Dartmoor village of South Zeal. This three bedroom cottage has been completely refurbished from floor to ceiling and whilst retaining much character has all modern conveniences like ground floor underfloor heating with stylish cast iron radiators upstairs, a newly fitted kitchen with major appliances, an electrical upgrade, a new bathroom, fully double glazed windows throughout, a garden patio and a short flight of steps to a level garden area. The cottage has a single parking space. Fowlers strongly recommend viewing.

Situation

Pound Cottage is located on Ramsley Lane in the attractive Dartmoor village of South Zeal. At the end of the lane is direct access onto the moor and Cosden Beacon whilst just a short walk away is the play park, tennis courts, Pre-school and Primary school. The A30 dual carriageway is just 2 miles away and the town of Okehampton is about 4 miles where there is a wide variety of day to day shops, supermarkets, cinema and senior schooling. Exeter is about 18 miles away.

Services

Mains electricity, water and drainage.

Council tax band

Band D

Directions

From the A30 at Whiddon Down take the road through the village carrying straight on at the mini-roundabout and watching out for any speed cameras. Continue on the road for about 2 miles and then turn left before crossing the granite Owlsfoot Bridge and then immediately hairpin right onto Ramsley Lane. Follow the lane to the junction and turn right. You will see Pound Cottage on your right and just past the cottage about 30 feet is the single parking bay on the right across the public footpath.

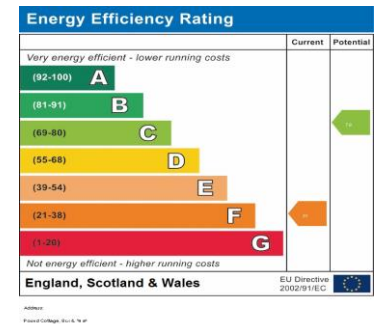
Entrance

A canopy porch with lighting shelters the stable door entrance.

Entrance lobby

This area is oak floored with underfloor heating, two LED ceiling lights, two steps down to the dining room and a pine latched door to the W.C.

- Newly refurbished stone built cottage in a vibrant Dartmoor village
- Three bedrooms
- Cosy sitting room with stone fireplace
- Dining room
- Ground floor w.c.
- New underfloor central heating to the ground floor and cast iron radiators upstairs
- Patio and garden
- Parking space
- Short walk to the Pre School and Primary school
- Access to Dartmoor nearby at the end of the lane



W.C

Fitted with a white suite of low level w.c. and wash hand basin with a mixer tap set on a vanity unit, an oak floor, two LED downlighters an extractor fan and an obscure upvc double glazed window.

Dining room

A pleasant room which tapers outwards from the entrance lobby. It has an oak floor with underfloor heating, two upvc double glazed windows with pine sills, two wall light points, eight LED downlighters, ten power points, access to the staircase and access to a short lobby where the understairs cupboard is located and two oak steps leading down to the sitting room.

Sitting room

A cosy cottage sitting room with a large granite open fireplace which will have a brand new lined flue and a wood burning stove installed prior to completion of a sale. The fireplace has an oak lintel and a granite hearth. There are five LED downlighters, three wall light points, an oak floor with underfloor heating and an opening through to the kitchen/breakfast room. Two upvc double glazed windows, one with a pine window seat and one with a pine sill, look out to the front of the cottage.

Kitchen/breakfast room

A smart room with built in LED lighting and two upvc double glazed windows with pine sills and a pair of matching French doors to the patio set beneath a canopy porch. The kitchen comprises a range of base and wall cabinets with plenty of cupboards and drawers, back lit display cabinets with glass shelves and oak worktops with oak trim. Integral to the kitchen are major appliances including a halogen hob with a stainless steel and glass circulator hood light above, an electric fan oven and grill, a built in dishwasher and washing machine and a fridge freezer. The circuit breaker box is concealed in an easy to access space in one of the larger kitchen cabinets. There are six LED downlighters. The Grant oil fired central heating boiler is wall mounted.

First floor landing

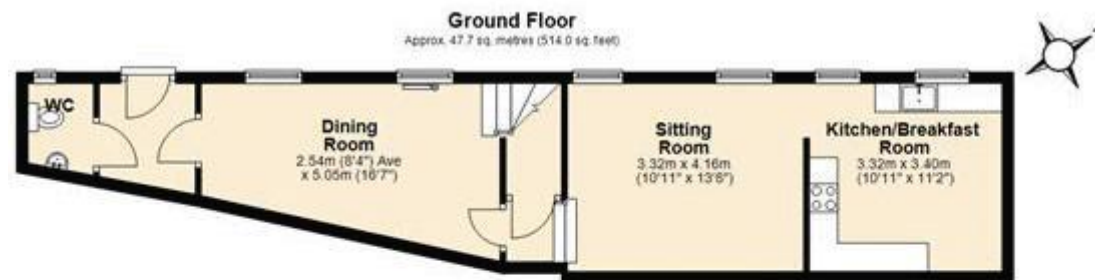
The staircase rises to the first floor beneath a upvc double glazed window set high in the front wall. A black chandelier style pendant light fitting is in place. The landing is pine floored and runs from either side of the stairwell. All rooms have latched pine doors and there are two upvc double glazed rear windows for natural lighting.

Bedroom 1

This double room has an oak finished door, front and side facing upvc double glazed window with pine sills, a cast iron radiator, a central pendant light point and a cast iron radiator.

Bedroom 2

An oak finished door leads into this front facing bedroom which has a pine floor, a upvc double glazed window with an oak sill, fitted recessed shelving, a recess for a wardrobe, a cast iron radiator, a pendant light point and a ceiling hatch to the insulated roof void.



Total area: approx. 96.9 sq. metres (1042.6 sq. feet)

Bathroom

A smart bathroom with an oak finished door, a white suite comprising a 'P' shaped bath with a curved and hinged shower screen and a chromed mixer tap and separate built in thermostatic shower controls above. The wash hand basin and cistern for the low level w.c. are built into a vanity cabinet and the basin has a chromed mixer tap. An extractor fan is fitted, a upvc obscure double glazed window, an extractor fan and a plumbed heated chrome towel rail.

Bedroom 3

An oak finished door leads into this fun room which tapers to the far end and which has two upvc double glazed windows with pine sills, a cast iron radiator, three wall light points and a built in hot water cupboard where the central heating controls, Megafluo hot water tank and immersion are fitted. It has space for shelving.

Exterior

The garden

The garden was formerly the village Pound and most of it sits raised on the granite walls that once enclosed it. At ground floor level it has a paved patio with electric lighting set into the granite retaining walls and there is a latched gate to Ramsley Lane. Steps lead up to the main garden level where there is a screened 1000 litre double bunded oil tank.

Parking bay

This bay offers space for a single vehicle and is accessed over a village footpath which must be kept clear at all times.



VIEWING BY APPOINTMENT ONLY

The particulars are produced in good faith and are set out as a general guide only. The agents cannot accept liability for any inaccuracy or misdescription, and these particulars do not constitute any part of a contract and the purchasers should satisfy themselves as to each and every particular. No person in the employment of Fowlers Properties Ltd has the authority to make or give any representation or warranty whatsoever in relation to any property.