



Barn End

Throwleigh

A beautifully presented three-bedroom cottage with a paddock, nestled in an idyllic Dartmoor village

A charming period cottage with original details and attractive, understated styling and décor. Set in the heart of the picturesque village of Throwleigh, within the Dartmoor National Park, the property features a paddock to the rear that backs onto the surrounding rolling countryside.



2 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM + W/C



ON-STREET PARKING + GARAGE



GARDEN + PADDOCK



FREEHOLD



RURAL/ VILLAGE



1,439 SQ FT



**GUIDE PRICE
£485,000**



The property

Barn End, 2 Barton Cottages is a charming period home offering three bedrooms, original details and beautifully presented accommodation. The property is set in the heart of the village, with views of the village church and surrounding countryside.

The arched covered entrance at the front provides shelter and useful wood or boot storage. Inside, period character blends with elegant modern décor and fittings, including the welcoming entrance hall with slate tiled flooring that continues throughout the ground floor. The entrance hall leads to the generous sitting room, which provides plenty of space in which to relax. It features an exposed stone wall and a handsome fireplace, fitted with a woodburning stove. There is also a w/c and a formal dining room with space for a family dining table, while towards the rear, the well-equipped kitchen has farmhouse-style units, solid wooden worktops, a butler sink and space for all the necessary appliances, as well as plenty of storage.

Upstairs there are three double bedrooms of similar proportions. One of the bedrooms currently serves as a study, while another, at the rear, enjoys dual aspect and southeast-facing views across the gardens and countryside beyond. A family bathroom with an over-bath shower completes the first floor.

Outside

At the front, the cottage opens onto the quiet village street with the historic village cross at its centre. There is ample on-street parking available, while a gate at the side opens onto a shared driveway, leading to a triple garaging block, of which the cottage owns one. The southeast-facing garden immediately at the rear of the cottage has a patio, which could serve as an area for al fresco dining and entertaining, with steps down to an area of lawn, bordered by various shrubs and timber fencing. A gate opens from the garden onto the driveway, leading to a paddock beyond the garaging block, backing onto open fields and affording far-reaching, rural views.



It comprises of a greenhouse and a fenced vegetable garden with raised beds. The whole totals just under 0.4 acres and is screened by established hedgerow and mature trees, offering privacy throughout.

Location

The property is set in an Idyllic Dartmoor setting, within the quaint village of Throwleigh. The village offers excellent walking, cycling and riding routes nearby, while the village parish church hosts local events and provides a post office service twice weekly. The neighbouring villages of South Zeal and South Tawton have several amenities between them, including a post office and village store, a local pub and a primary school.

The historic market towns of Chagford (approx. 3 miles) and Okehampton (approx. 6 miles) provide access to further amenities including supermarkets, a selection of high street and independent shops, pubs, restaurants and leisure facilities such as a swimming pool, museum, several sporting clubs and a popular golf course. The area offers a good choice of state and independent schooling, including the outstanding-rated Okehampton College and slightly further afield, Mount Kelly and Shebbear College.

The A30 provides efficient connections to Cornwall, the vibrant city of Exeter (approx. 19 miles) and the M5 motorway. Excellent train connections are available from Okehampton to Exeter (Exeter St Davids) and further on to London Paddington (approx. 2 hours 50 minutes). Exeter Airport offers an ever increasing number of domestic and international flights.



Nearby Stations

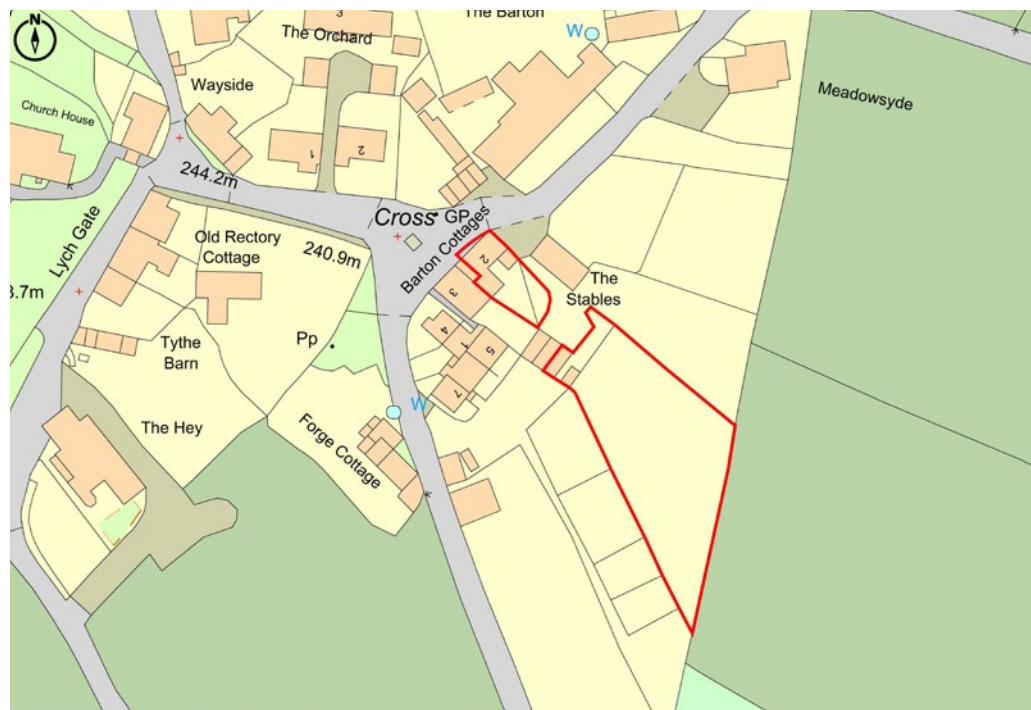
- Okehampton 7.2 miles
- Exeter St. David's 19.8 miles

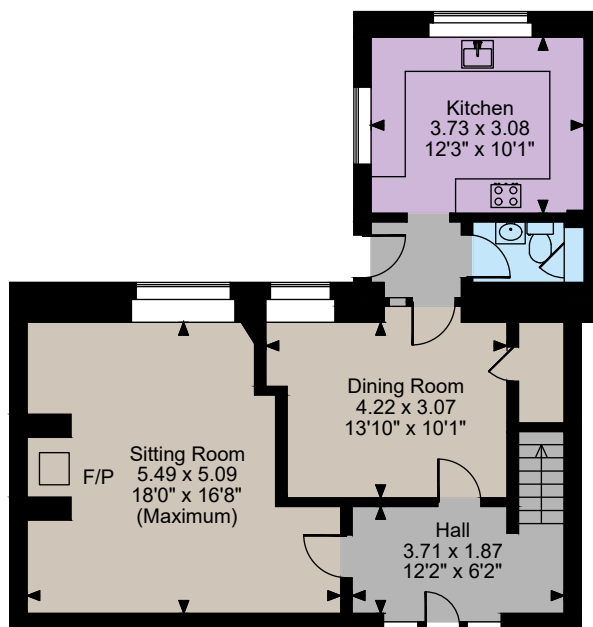
Key Locations

- Finch Foundry National Trust
- Castle Drogo National Trust
- Dartmoor National Park
- Exmoor National Park
- Exeter (cathedral & university city)

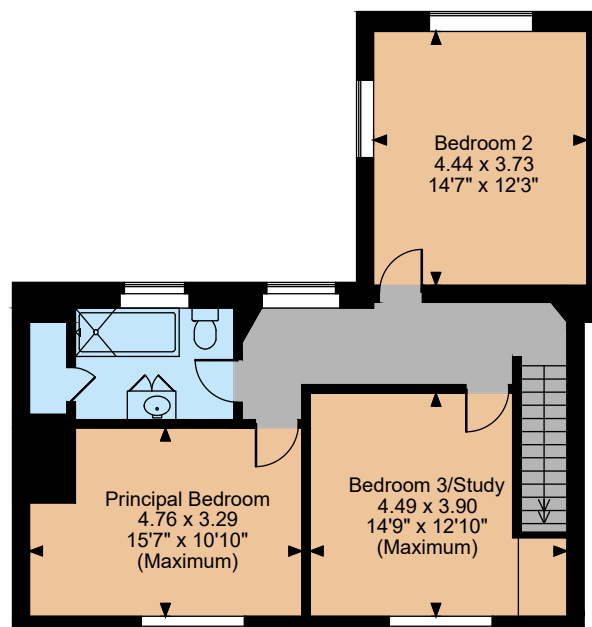
Nearby Schools

- Chagford Primary School
- South Tawton Primary School
- Okehampton Primary School
- Okehampton College
- Mount Kelly
- Exeter School
- Exeter Cathedral School
- The Maynard School

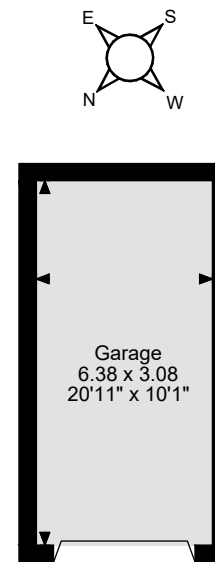




Ground Floor



First Floor



Floorplans

Main House internal area 1,439 sq ft (134 sq m)

Garage internal area 212 sq ft (20 sq m)

Total internal area 1,651 sq ft (153 sq m)

For identification purposes only.

Directions

EX20 2HS

what3words: ///flimmers.frostbite.attaching

General

Local Authority: West Devon Borough Council

Services: Mains electricity, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

EPC Rating: D

Wayleaves and easements: This property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

The position & size of doors, windows, appliances and other features are approximate only.

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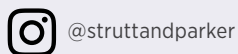
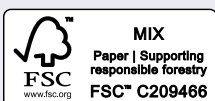
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