



Heathfields  
Holsworthy Road, Hatherleigh

STRUTT  
& PARKER  
BNP PARIBAS GROUP

# A fine period cottage with flexible accommodation and well-maintained gardens, in a sought-after west Devon setting

Heathfields is a charming five-bedroom detached cottage offering flexible accommodation with white rendered elevations, a wealth of original character features and beautifully lawned gardens, backing onto open fields. The property is set in a rural position on the edge of the popular west Devon market town of Hatherleigh, close to local amenities. NO ONWARD CHAIN. MOTIVATED SELLER.



4 RECEPTION  
ROOMS



5 BEDROOMS



2 BATHROOMS



GARAGE +  
PARKING



GARDEN



FREEHOLD



RURAL/TOWN



2,038 SQ FT



GUIDE PRICE  
£545,000

## The property

Heathfields is a delightful Grade II listed detached cottage, set on the edge of the popular market town of Hatherleigh and surrounded by the striking west Devon landscape. The cottage features a thatched roof and various impressive internal character features, including exposed timber beams and stone-built fireplaces. There are four comfortable reception rooms on the ground floor, including the snug at the front with its built-in banquette seating and inglenook fireplace, fitted with a woodburning stove. Also at the front is a dining room for family meals or entertaining, while double doors lead to the dual aspect sitting room at the rear, with French doors opening onto the garden. Further ground floor living space includes the well-proportioned study. The kitchen is located at the rear, with a useful side porch with fitted storage. It benefits from a large window to the rear, affording views across the garden and open field beyond. It has fitted cupboards throughout and a range of appliances, including an inset sink and drainer and a range cooker with an extractor hood overhead. One bedroom can be found on the ground floor and is

ideal for multi-generational living, guests or for use as an additional reception room. The downstairs shower room, also used as a utility, is fitted with an integrated washing machine and tumble drier. The first floor occupies four well-presented bedrooms, each with neutral décor, while the two larger bedrooms are dual aspect, allowing plenty of natural light. The principal bedroom features an original fireplace and has access to a large eaves storage space. A family bathroom with fitted bathtub and over-bath shower completes the first floor.

## Outside

The house occupies a corner plot with parking either side of the house, with the main driveway to the east of the house providing access to the detached garage, which could also be used as a workshop. The garage is equipped with storage, worktops and electricity. At the front, the garden is bordered by dwarf stone walls and includes a patio area at the entrance, with a pristine lawn to the side, bordered by well-maintained shrubs and hedgerows.



The further garden at the rear of the house backs onto the neighbouring field and is bordered by mature trees and hedgerow. It features a sunny patio area for al fresco dining or entertaining, as well as a level lawn with well-stocked border beds of established shrubs.

## Location

The rural town of Hatherleigh is adjacent to the beautiful west Devon countryside and is within easy reach of the picturesque Dartmoor National Park. The town and its surrounding area offers excellent walking, cycling and riding routes, while there are also several pubs, cafés and restaurants, as well as independent shops and a primary school. The town hosts weekly markets and an annual carnival which is popular amongst locals. The nearby town of Okehampton offers a wider range of amenities, such as high street and independent shops, supermarkets, leisure facilities, a community hospital, museum, sporting clubs and a golf course. The A30 provides efficient connections to Cornwall, Exeter and the M5. Excellent train connections are available from Okehampton to Exeter (Exeter St Davids) and further on to London Paddington (approx. 2 hours 50 minutes).

## Distances

- Okehampton 7.3 miles
- Great Torrington 12.1 miles
- Holsworthy 12.8 miles
- Exeter 28 miles

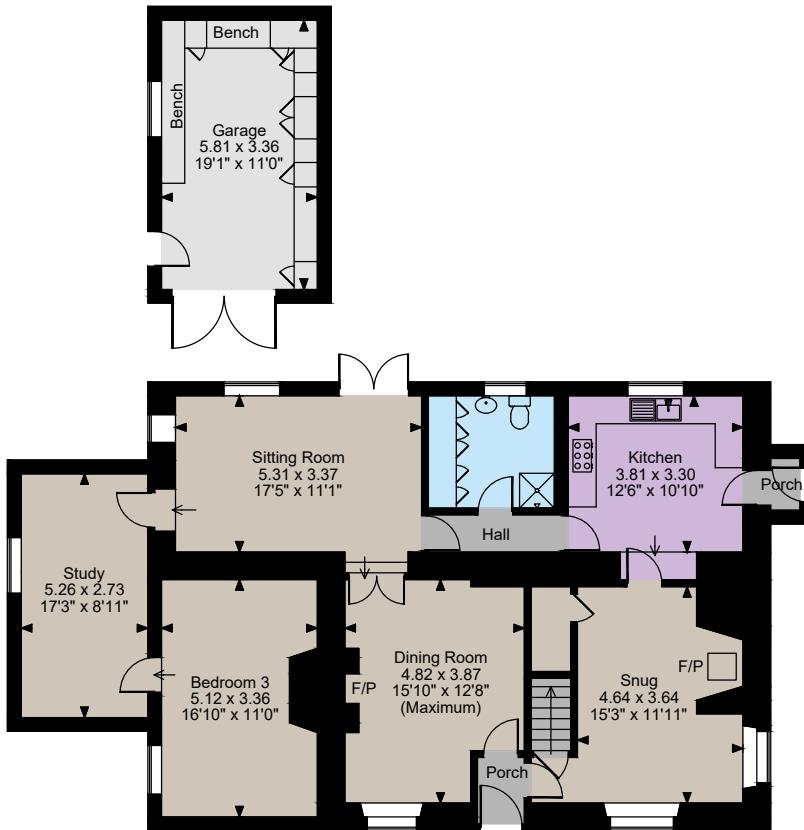
## Nearby Stations

- Okehampton

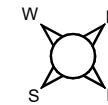
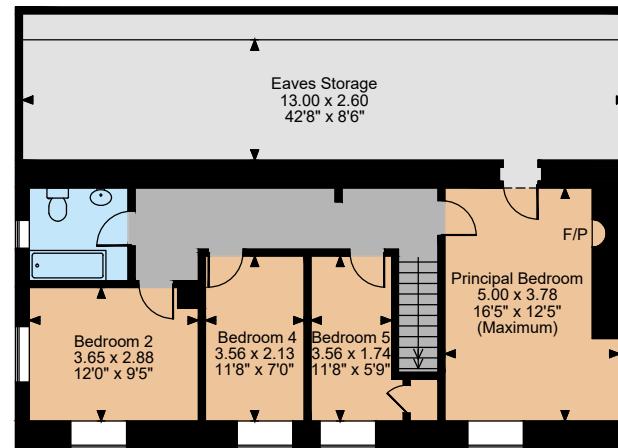
## Nearby Schools

- Hatherleigh Community Primary
- Exbourne CofE Primary
- Highampton Community Primary
- North Tawton Community Primary
- Okehampton College
- Shebbear College
- Mount Kelly School
- West Buckland School
- Exeter School
- The Maynard School
- Exeter Cathedral School





**First Floor**



### Floorplans

Main House internal area 2,038 sq ft (189 sq m)

Garage internal area 210 sq ft (20 sq m)

Total internal area 2,248 sq ft (209 sq m)

For identification purposes only.

### Directions

EX20 3LR

what3words: ///abacus.consentied.hazelnuts

### General

**Local Authority:** West Devon Borough Council

**Services:** Mains electricity, water and drainage. Oil fired central heating

**Council Tax:** Band E

**EPC Rating:** E

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

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

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