

Beacon Cottage
Sticklepath, Okehampton



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A substantial and characterful period home set in an elevated position on the edge of Dartmoor, offering breathtaking panoramic views, beautifully landscaped gardens and a versatile range of outbuildings.

The Property

Beacon Cottage is an exceptional stone-built home dating from the 1890's and offering over 2,900 sq ft with four bedrooms, combining traditional architecture with generous living proportions. The property features handsome stone elevations beneath a slate roof, while the interiors retain a wealth of period detail, including exposed timber beams, latched doors and impressive stone inglenook fireplaces.

The ground floor accommodation flows from a welcoming entrance hall into a series of well-appointed reception spaces. These include a generous sitting room with an inglenook fireplace housing a cast iron wood-burning stove and framed by substantial exposed beams. It offers the opportunity for two distinct living spaces. There is also a separate snug, which could serve as a useful study, featuring an inglenook fireplace and wood-burning stove, as well as fitted cupboards. The farmhouse-style kitchen is fitted with a traditional Rayburn, bespoke timber cabinetry and a large peninsula. It opens into a formal dining room, while a practical utility room and separate w/c lies beyond. To the rear, a bright garden room with French doors opens onto a gravel terrace, alongside a generous ground-floor bedroom with a dressing room and en suite shower room, ideal for multi-generational living or guests.

On the first floor are three further well-proportioned bedrooms, including the principal suite featuring fitted cupboards, a large dressing room, modern en suite bathroom and picturesque views over the grounds and countryside beyond. The remaining two bedrooms also benefit from fitted cupboards and dressing rooms. They are served by an elegant family bathroom with a roll-top bath and separate walk-in shower.



In a peaceful position and with direct access onto the open moor, the house sits in extensive gardens with fields to the south and west, totaling approximately 4.25 acres, all with far-reaching views over the surrounding landscape. An elevated, stone-paved terrace provides an ideal setting for al fresco dining. The gardens are complemented by a range of outbuildings, including a workshop, stable, store, greenhouse and double carport. Rolling lawns, mature woodland and well-established planting create a private and tranquil rural setting throughout.

Location

Set on the northern edge of Dartmoor National Park, the property is equal distance from the sought-after villages of Sticklepath and South Zeal, offering a vibrant community and a range of local amenities including churches, four pubs, a shop with café and two village halls hosting a variety of clubs, events and a weekly post office. The property benefits from direct access to a network of nearby scenic walking and cycling routes. The nearby market town of Okehampton is under four miles away and provides a wider selection of shops, eateries, supermarkets, cafés, medical facilities and leisure facilities, including a swimming pool and popular golf club. The area is well regarded for education, with a number of reputable state and independent schools within reach, including Okehampton College, Mount Kelly and slightly further afield, Exeter School, The Maynard and Exeter College.

Communication links are excellent. Okehampton train station offers regular services to Exeter St. David's, where further connecting journeys can be made. There is also the new Okehampton Interchange Station opening in the summer of 2026, just three miles from the property. The A30 provides convenient road links west towards Cornwall or east to Exeter and the M5, while the A386 connects to Plymouth. Exeter Airport provides an ever-increasing number of international and domestic flights, including to London City Airport.

General

Local Authority: West Devon Borough Council

Council Tax: Band F

Services: Mains electricity. Private water via borehole. Private drainage via a recently installed treatment system which is compliant with current regulations.

EPC Rating: D

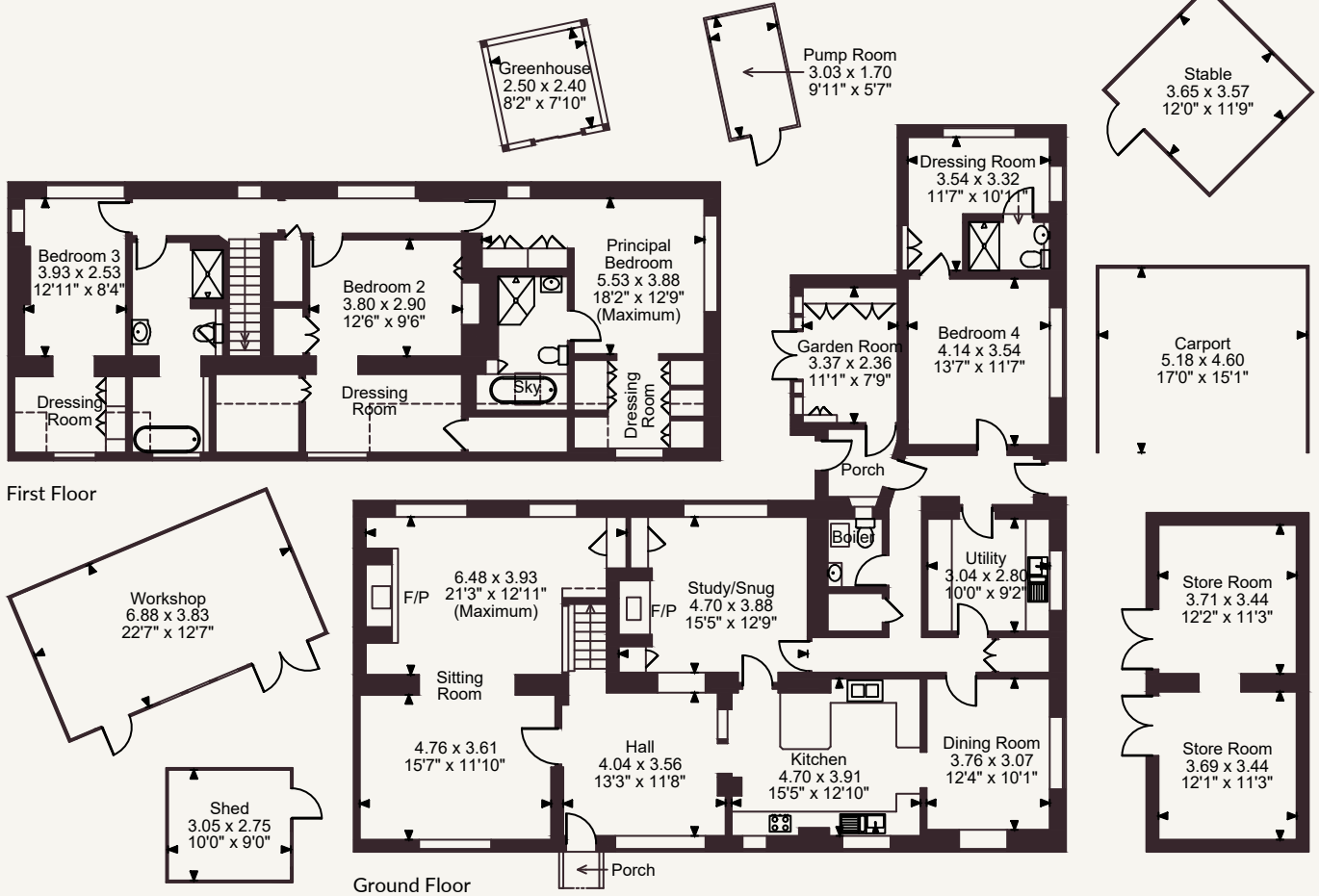
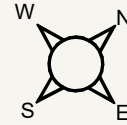
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,967 sq ft (276 sq m)
4 reception rooms
4 bedrooms
3 bathrooms + w/c
Carport, store, workshop & stable
4.25 acres
Freehold
Village
3.8 miles to Okehampton

Guide price £985,000



Beacon Cottage, Sticklepath, Okehampton
 Main House internal area 2,967 sq ft (276 sq m)
 Carport internal area 256 sq ft (24 sq m)
 Outbuildings internal area 925 sq ft (86 sq m)
 Total internal area 4,148 sq ft (385 sq m)



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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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