



Sunday Cottage, Sampford Courtenay, Okehampton, EX20 2SY

Offers Over £300,000

HELMORES
SINCE 1699

Sunday Cottage

Sampford Courtenay, Okehampton

- Exceptional 2021 Converted Detached House
- Wonderful village location
- Two double bedrooms
- Finished to a very high standard throughout
- Lovely bath & shower room
- Spacious living room with wood-burner
- Kitchen diner with appliances and Quartz tops
- Private, level & enclosed garden
- Oil fired central heating

This exceptional detached house was converted by the current owner in 2021 to create a beautiful and high-quality home, it is found in a lovely rural village location, opposite the church and within walking distance of the local pub. The quality of workmanship and finish is of the highest order and is sure to be popular on the rental market.



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Sunday Cottage has been expertly converted into a very comfortable home. Originally a Sunday School dating back to the 16th century, with a 1930's addition, it now offers modern convenient living with two double bedrooms. The master bedroom is especially impressive, served by a beautiful family bath and shower room with an incredible bath, separate shower, heated towel rail, sink with storage and WC. Downstairs we have a spacious living room with oak flooring, a wood-burning stove and double doors to the garden, plus a superb kitchen diner with quartz worktops, induction hob, oven, microwave, dishwasher & fridge freezer all built-in. The cottage enjoys oil-fired central heating and largely timber double glazed doors & windows.

To the side is a private, enclosed, level and low maintenance paved garden (4.5m x 3.14m) which offers lovely far-reaching views over countryside and towards the historic village church. There is also a hidden recess for the modern oil-tank.

Current Council Tax: C (£1,982pa)

Utilities: Mains electric, water, telephone & broadband
Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating and log burner



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DIRECTIONS: Use EX20 2SY – The cottage is marked by a Helmores Board, opposite the church.

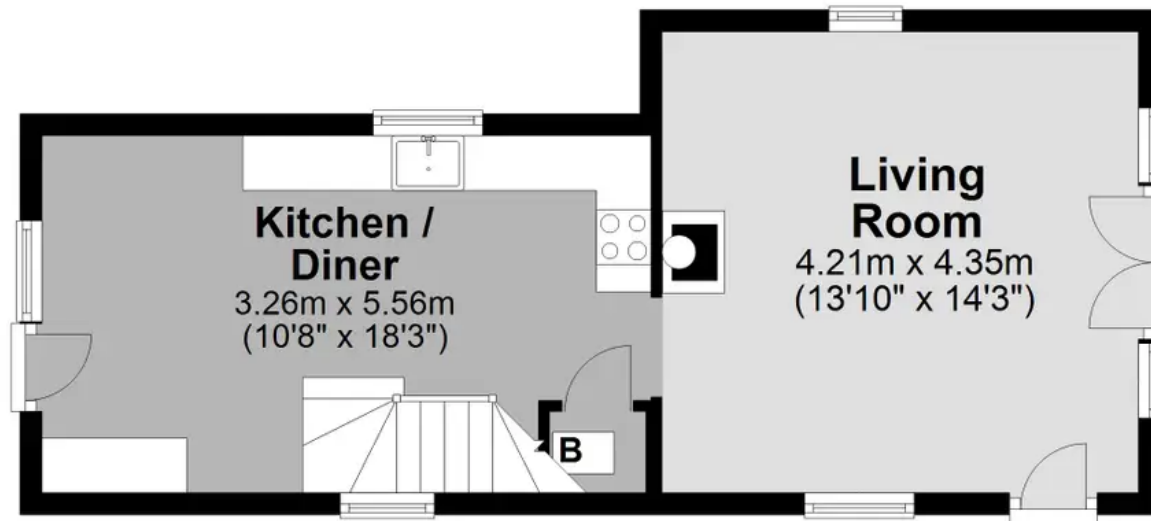
What3Words: ///allowable.basics.habits

Sampford Courtenay is a delightfully unspoilt Devon village which is conveniently located within close proximity to Dartmoor. There is a good range of local amenities and both the north and south coasts are within thirty/forty miles for those wishing to enjoy coastal activities. The A30 is within a short drive for commuters with easy access to the Cathedral City of Exeter and beyond. The town of Okehampton lies approximately 6 miles to the south and offers a wide range of amenities and facilities including a secondary school, 6th form, primary school, 3 supermarkets including a Waitrose, range of independent shops, restaurants, a hospital, multi doctors surgery and a sports complex and swimming pool.



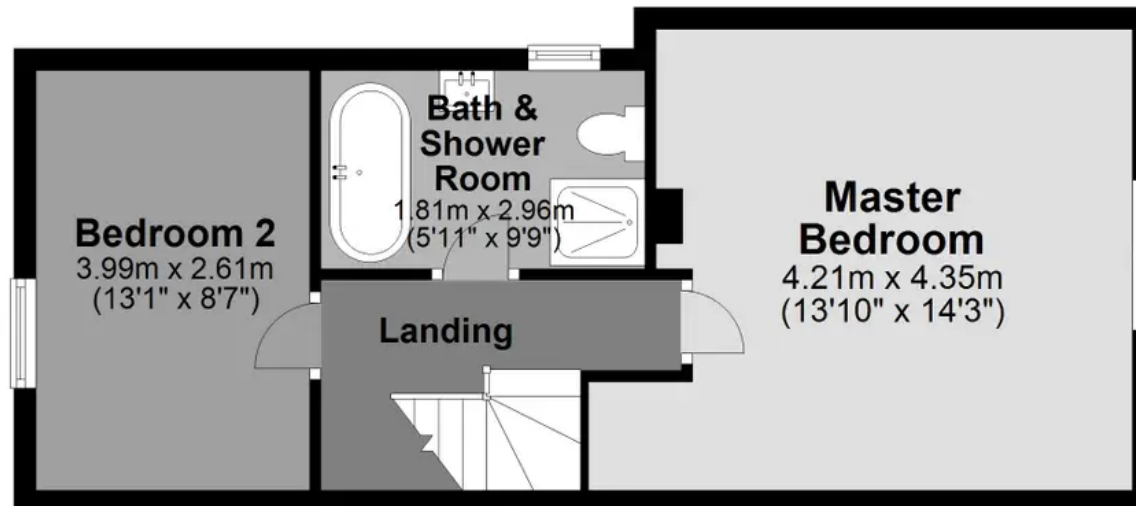
Ground Floor

Approx. 36.8 sq. metres (395.7 sq. feet)



First Floor

Approx. 44.3 sq. metres (476.5 sq. feet)



Total area: approx. 81.0 sq. metres (872.2 sq. feet)

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