



A charming, 14th century, thatched cottage in need of some modernisation, with three bedrooms, a garage, ample parking and an enclosed garden, in the heart of the picturesque Devon village of Ogwell, offering no onward chain!

Wedgewood Cottage | Ogwell | Newton Abbot | TQ12 6AS



thoroughly good property agents



PROPERTY TYPE

Detached Cottage
Freehold



SIZE

1,351 sq ft



LOCATION
Village



AGE

Georgian (1714 - 1830)



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Electric Storage Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

41 (E)



COUNCIL TAX BAND

E



in a nutshell...

- Charming 14th Century Cottage
- Chain Free!
- Three Bedrooms
- In Need of Modernisation
- Large Private Enclosed Rear Garden
- Garage & Shed
- Ample Off Road Parking
- Situated in Quiet Sought After Village



the details...

A rare opportunity to purchase one of the oldest properties in the heart of the picturesque village of East Ogwell. A charming 14th century thatched cottage, in need of some modernisation; to include three bedrooms, a spacious single garage, ample parking, the whole being set in an enclosed walled garden.

A wonderful solid oak front door leads into this delightful property and inside it is like stepping back in time with its olde world character and charm and period features. Low ceilings with exposed beams, a superb plank and muntin screen with stained glass panels, asymmetrical rooms with thick solid walls, casement windows and window seats and in the lounge an impressive open stone fireplace with an aged oak lintel. Although the lounge is carpeted at present there is a full wooden parquet floor beneath.

The cottage is installed with modern electric night storage heating however the deep wall thickness holds the heat in the winter months but will keep the rooms comfortably cool in the summer.

The accommodation comprises, on the Ground Floor – Entrance Hallway with plank and muntin screen and a staircase to the first floor. A convenient ground floor cloakroom with WC, wash hand basin and a door to the garden. A spacious living/dining room with original beamed ceiling, casement windows, a window seat, an under stair storage cupboard and the impressive stone fireplace. With double aspect windows, the kitchen runs the width of the property and has plenty of worktop and cupboard space, there are pine panelled walls and a glazed door to the rear garden.

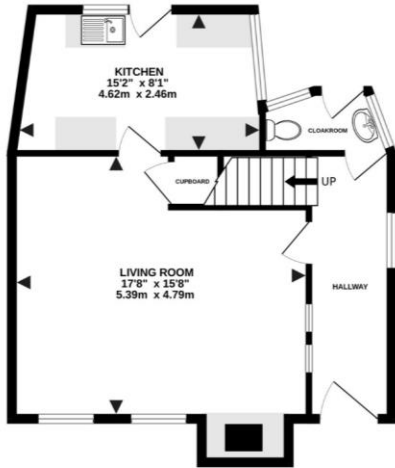
On the First Floor there are three bedrooms, the master being a spacious double with dual aspect windows, the second, an L-shaped double with a window seat and the third, a small single with built in wardrobe and airing cupboard with an insulated hot water cylinder. A good sized bathroom serves the upper floor with bath, wash hand basin and a separate shower cubicle with electric shower. Adjacent to the bathroom is the separate WC.

Outside, the gated entrance leads to a concrete driveway that widens out, providing ample parking and turning space in front of the spacious single garage that has an up and over door. The walled garden is a generous size with the level lawn being surrounded by borders that are well stocked with shrubs and ornamental trees. Further rock edged flower beds are accessed by stone steps and the lovely twisted willow tree provides good shade. There is a 'yard' area directly outside the back door with an old granite trough and outside tap, here too is a hole for a rotary clothes' line. Adjacent to the garage there is a stone storage shed.

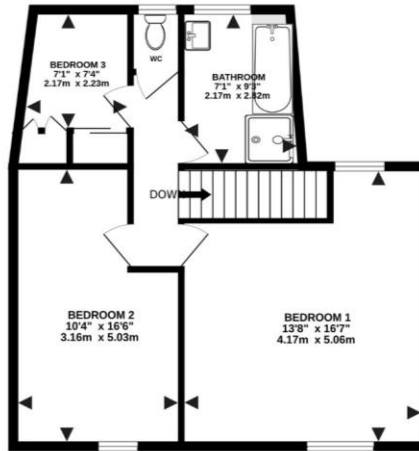


the floorplan...

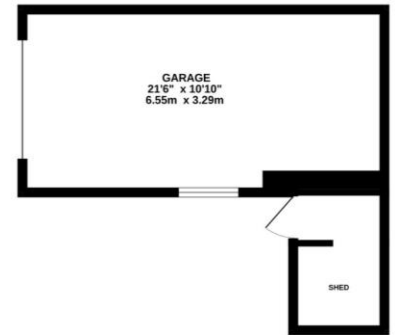
GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



GARAGE
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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the location...

The property is located in the popular village of East Ogwell. East Ogwell has a church and is in the sought after Canada Hill primary school catchment area. Newton Abbot is only a 5 minutes' drive away offering a host of facilities including primary and secondary schools, an array of shops and supermarkets and a host of other facilities that you would expect to find in a town of this size. Newton Abbot has a main line Railway Station to London Paddington and offers easy access to the Devon Expressway and the M5. There is also a regular bus service through the village to Newton Abbot.

Shopping

Supermarket: Asda 2 miles

Town centre: Newton Abbot 2.1 miles

Relaxing

Beach: Teignmouth 8.5 miles

Baker's Park: 1.5 miles

Newton Abbot Leisure Centre: 2.3 miles

Travel

Train station: Newton Abbot 2.8 miles

Main travel link: Penn Inn Roundabout 3.1 miles

Airport: Exeter 22.1 miles

Schools

Canada Hill Primary School: 1 mile

Ogwell Pre School: 0.3 mile

Coombeshead Academy: 2.4 miles

Newton Abbot College: 2.2 miles

Stover School (private): 3.8 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ12 6AS**

how to get there...

From our Newton Abbot office on Queen St turn left onto Fairfield Terrace and at the end of the road turn right onto East Street (A381) and follow the road ahead onto Newfound Way and then Wolborough St, then leading onto Totnes Rd. At the roundabout by Ogwell Cross Cemetery take the third exit onto Ogwell Rd. When the road forks off turn right and follow the road ahead. Upon reaching Ogwell Pre School on your left, turn right onto Croft Rd and follow the road round to the left. Wedgewood Cottage can then be found further down the road on the right hand side.





Need a more complete picture? Get in touch with your local branch...

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