



[stags.co.uk](https://stags.co.uk)

01837 659420 | [okehampton@stags.co.uk](mailto:okehampton@stags.co.uk)

White Rock Cottage, Back Lane  
Sticklepath, Okehampton, EX20 2NQ

Delightfully situated detached cottage in the heart of this popular Dartmoor village.

Okehampton 4 miles Exeter 20 miles A30 2 miles

• Sitting Room • Kitchen/Dining Room • Shower Room • 3 Bedrooms •  
Bathroom • Loft Room • Gardens • Off Road Parking • EPC Band TBC •

**Guide price £310,000**

Cornwall | Devon | Somerset | Dorset | London



## SITUATION

The property is situated on the edge of the village of Sticklepath which lies within the northern boundaries of the Dartmoor National Park. The village has a good range of local services including post office/stores, two public houses and places of worship. Within the village is the Finch Foundry Museum, a National Trust property. The nearby village of South Zeal provides a local primary school, together with its own range of services and amenities. The A30 can be easily accessed at nearby Whiddon Down and provides a direct link with the Cathedral and University City of Exeter, some 20 miles distant with is M5 motorway, main line rail and international air connections. Regular bus services operate through Sticklepath providing links with Okehampton and Exeter. The town of Okehampton offers a good range of local shops and services, together with three supermarkets (including a Waitrose) modern hospital, cinema and leisure centre. Okehampton offers schooling to A-level standard, together with a primary school. From the property there is easy access to various paths which lead up onto the open moor, with many opportunities for riding, walking and outdoor pursuits. The nearby Skaigh valley is particularly picturesque.

## DESCRIPTION

This stone and slated detached cottage has been the subject of extensive modernisation and refurbishment within the past 2 years. Being full double glazed, the property benefits from Economy 7 electric heating and

there are high levels of insulation to the walls, floor and roof. The light and airy accommodation has the added benefit of a second floor loft room with staircase access providing scope for further bedroom accommodation, a games room, studio/office etc. Externally the property stands within area of front and side garden within which is an area for off road parking. The property would ideally suit as a retirement or holiday cottage and offers a rare opportunity to acquire a fully refurbished property within this popular village.

## ACCOMMODATION

**ENTRANCE HALL** with part glazed front door. Slate floor with under floor heating. Electric heating controls. Stairs rising to first floor. Coat hooks.

**CLOAKROOM:** Large fully tiled walk in shower with glazed screen and Mira electric shower unit. Vanity wash basin with cabinet beneath and mixer tap, in slate surround with three drawers beneath. Low level WC. Heated towel rack. Slate floor with electric under floor heating.

**SITTING ROOM:** Two windows to front garden and window to side. Tiled hearth with fitted solid fuel stove. Night storage heater. Archway to:

**KITCHEN/DINING ROOM:** A light and airy room with French doors and full height windows to garden. Four windows to rear. **KITCHEN AREA:** Having a range of painted timber units with slate effect work surfaces, inset one and a half bowl single drainer porcelain sink with mixer tap, cabinets beneath, adjoining work surface with fitted fridge and dishwasher. Further work surface with



fitted freezer and cupboards and drawers beneath. Inset four ring ceramic hob with panelled splash backing. Electric oven beneath. Understair store/laundry cupboard with plumbing for automatic washing machine. Recessed ceiling lighting.

DINING AREA: Night storage heater. Timber laminate flooring (throughout the kitchen and dining area).

FIRST FLOOR LANDING: Window to rear, night storage heater, built in linen cupboard and concealed staircase to second floor.

BEDROOM 1: L Shaped with double aspect windows with views over village and nearby woodland. Decorative cast iron fireplace (not in use). Painted timber floor boarding.

BEDROOM 2: Double aspect windows with views over woodland surrounding the village. Decorative cast iron fireplace (not used). Painted timber floor boards.

BEDROOM 3: Double aspect windows to side and rear.

BATHROOM: Panelled bath with tiled splash backing. Pedestal wash basin with tiled splash backing. Low level WC. Fully tiled shower cubicle with mixer shower fitment and screen door. Heated towel rack. Window to front with fitted blinds. Extractor vent.

SECOND FLOOR ATTIC ROOM: Four velux double glazed roof lights give double aspect with open village and woodland. Stelflow hot water cylinder with two immersion heaters. This large room has eaves head room

to each side and would be ideal as bedroom accommodation or studio/office.

### OUTSIDE

To the front of the property is a level lawned garden with gravelled path and pedestrian access gate to lane. Outside light and outside tap. The front garden is bordered by a stone wall. Off road parking space with vehicular access via a private lane at front. Side lawn bordered by stone wall with raised flower and shrub borders. Gravelled path and patio area adjacent to the kitchen/dining room, outside light. Covered fuel store with slate roof. A timber gate gives access to rear storage area with pedestrian access gate to back lane. The gardens enjoy a sunny aspect and good degree of privacy.

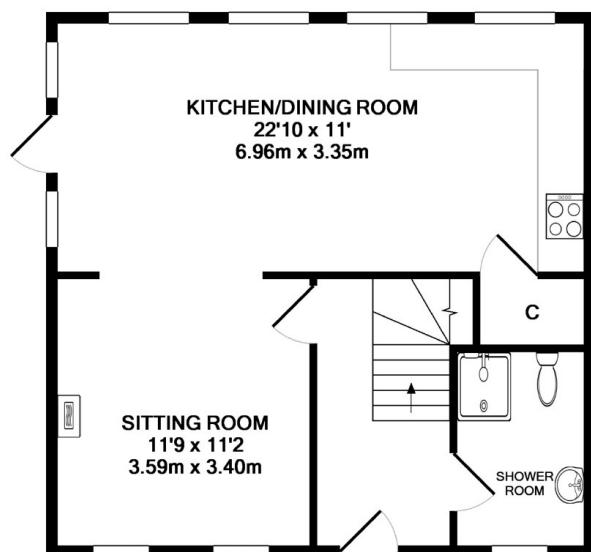
### DIRECTIONAL NOTE

From Okehampton proceed out of the town in an easterly direction as if towards Exeter, do not join the A30 dual carriageway but proceed over the flyover and follow the road into the village of Sticklepath. Proceed through the village, just before the village hall take the unmarked turning into Back Lane. Follow the lane around to the right and for a short distance whereupon White Rock Cottage will be found upon the right hand side.

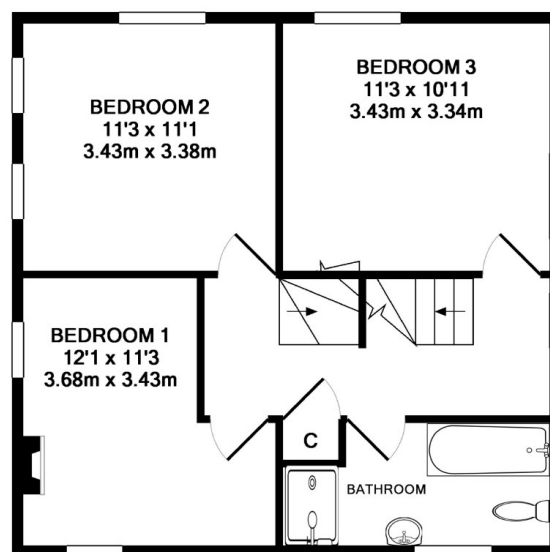
### SERVICES

Mains electricity, water and drainage.

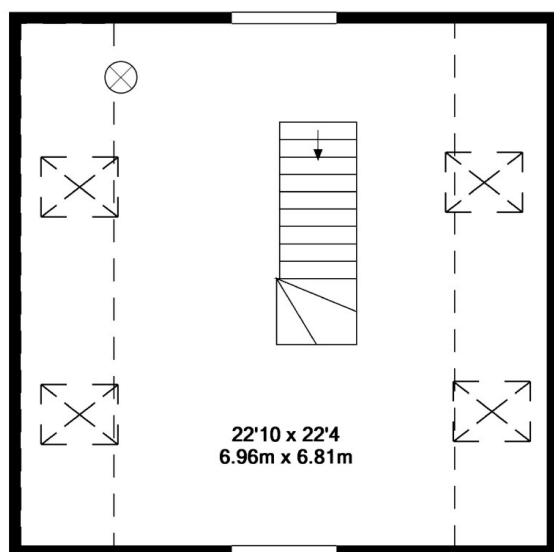




GROUND FLOOR  
APPROX. FLOOR  
AREA 522 SQ.FT.  
(48.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 522 SQ.FT.  
(48.5 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 522 SQ.FT.  
(48.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1567 SQ.FT. (145.5 SQ.M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale. Made with Metropix ©2015



11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN  
Tel: 01837 659420  
Email: okehampton@stags.co.uk