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Priory Cottage, Brightley
Okehampton, EX20 1RP

A charming and adaptable four bedroom home with delightful gardens.

Okehampton 2 Miles A30 3 Miles Exeter 26 Miles

• Kitchen/Breakfast Room • Second Kitchen • Sitting Room • Living Room •
Four Bedrooms • Two Bathrooms • Delightful Gardens • Parking • Income/
Annexe Potential •

Guide price £400,000

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SITUATION

The property occupies an enviable semi rural location the small hamlet, known as Brightley. Just approximately 2 miles outside of Okehampton, yet being within easy walking/driving distance. Okehampton has an excellent range of shops and supermarkets including a Waitrose, doctors surgery, dentist and modern hospital. There is schooling from infant to A-Level standard and numerous sports and leisure facilities including cinema, leisure centre and swimming pool in the attractive setting of Simmons Park. The A30 dual carriageway is easily accessible providing a direct link west into Cornwall or east to the cathedral and University City of Exeter with its M5 motorway, mainline rail and international air connections.

DESCRIPTION

Priory Cottage is a Grade II Listed detached thatched residence, believed to be of stone and cob construction. The property has been well maintained and part of this attractive home is currently run as a successful holiday let. The current configuration is a one and three bedroom attached residence, which after a few minor alterations can easily be incorporated back to its former use as a family home. The property in brief incorporates a kitchen/breakfast room, with a second kitchen and two bathrooms on the ground floor. There are two attractive living and sitting rooms, together with a ground floor bedroom, whilst to the first floor are three further bedrooms. Since the vendors occupation, they have installed a geothermal heating system amongst various other improvements. Outside the gardens to the rear are a

particular feature, being fully enclosed and extending to approximately half an acre. To the side are ample areas of parking, together with a stone outbuilding and timber workshop and carport. The property would ideally suit those looking for a home with income, or family home on the edge of the town but within easy striking distance.

ACCOMMODATION

Via front entrance door to: SITTING ROOM: Feature inglenook fireplace with timber bressummer over, bread oven and inset woodburning stove on slate hearth, understairs storage cupboard, window to front aspect, beamed ceiling, stairs to first floor, doors to: KITCHEN/BREAKFAST ROOM: Fitted with a range of timber base cupboards and drawers, roll edge worksurfaces over. Built in electric oven with hob over and extractor hood above, single stainless sink and drainer unit with mixer tap over. Space for fridge and plumbing for dishwasher. Two windows to rear, seating area with vaulted wooden boarded ceiling and door to rear. Rear HALLWAY: Door to shelved pantry area with space for freezer etc. From the kitchen, door to INNER HALLWAY and door to BATHROOM: White suite comprising low level WC, wash hand basin with tiled splash backs, electric strip light and shaver point, enclosed bath with shower over, wall mounted heater and window to side aspect. GROUND FLOOR BEDROOM 4; Feature exposed stone wall (this stone is believed to be from the original priory) vaulted timber ceiling, built in wardrobe cupboard with vanity wash hand basin unit to side with cupboard below. Window to front aspect, stable door to side.



FIRST FLOOR LANDING: Doors to: BEDROOM 2: Window to front aspect, exposed timbers, built in wardrobe cupboard with shelving. BEDROOM 3: Exposed beams, access to loft space, window to front aspect.

HOLIDAY COTTAGE/ANNEXE

From the Sitting Room, interconnecting double doors lead to a holiday cottage/annexe. The LIVING ROOM has a feature inglenook with woodburning stove on slate hearth, with clome oven and mantel over, beamed ceiling, window to front aspect, door to side porch with stable door. Wall mounted electric meters and coat hooks etc. KITCHEN 2: Range of timber base cupboard and drawers with roll edge worksurfaces over, space for electric cooker, heated towel rail, window to rear, 1½ bowl stainless steel sink unit, access to roof space, door to: BATHROOM 2: Enclosed bath with Victorian mixer tap and shower attachment, opaque window to rear, exposed beams, door to WC/CLOAKROOM: Incorporating low level WC, window to side, access to loft space, wash hand basin and fitted Geothermal boiler. Off the Kitchen is a LAUNDRY AREA: With shelving and plumbing for washing machine. Staircase from the Kitchen, opens to a: SMALL INNER LANDING: Door to: BEDROOM 1: (Formerly two rooms) two windows to front aspect, exposed timbers, access to loft space, pedestal wash hand basin and built in cupboard.

OUTSIDE

To the side of the property, double entrance gates open to a gravelled driveway and turning area with parking for up to

three vehicles. Across the rear is a paved patio area, whilst the remainder of the garden is primarily laid to lawn, interspersed with attractive flower beds and borders, with many mature trees, plants and shrubs, fully enclosed by Devon banks and fencing and with an area of vegetable patch. To the rear of the garden is a STONE OUTBUILDING with a slate roof, divided into FOUR SEPERATE STORE SHEDS, whilst constructed in recent rears is an OPEN FRONTED BARN with adjoining WORKSHOP suitable for a number of different purposes.

AGENTS NOTE

There is a public right of access past the front of the property to access the post box, which is inset into the front facade.

LOCAL AUTHORITY

West Devon Borough Council. Council Tax: Both properties are council tax band B.

SERVICES

Mains electricity and water. Septic tank drainage.

DIRECTIONAL NOTE

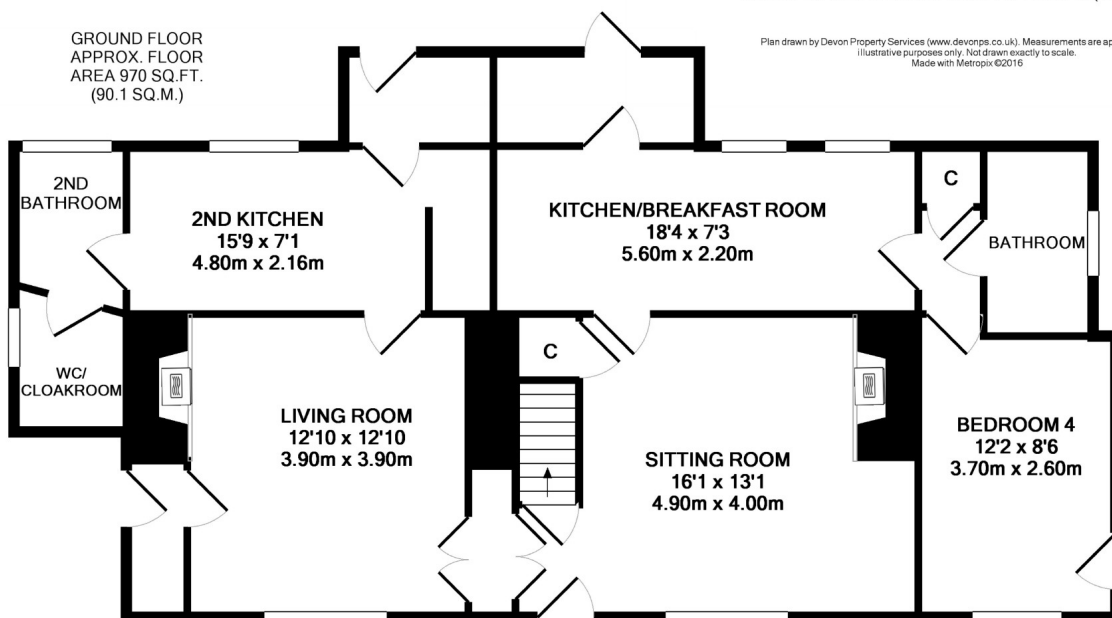
From Okehampton town centre proceed out of the town as if towards Exeter proceeding up East Street. At the second set of traffic lights (at the Police Station) turn left into Barton Road and at the mini roundabout bear left. Proceed down the hill, passing the hospital, until reaching the T-junction and here turn right for Exbourne, stay on this road for approximately 1 mile, where the property will be found on your left (by the junction to Goldburn).



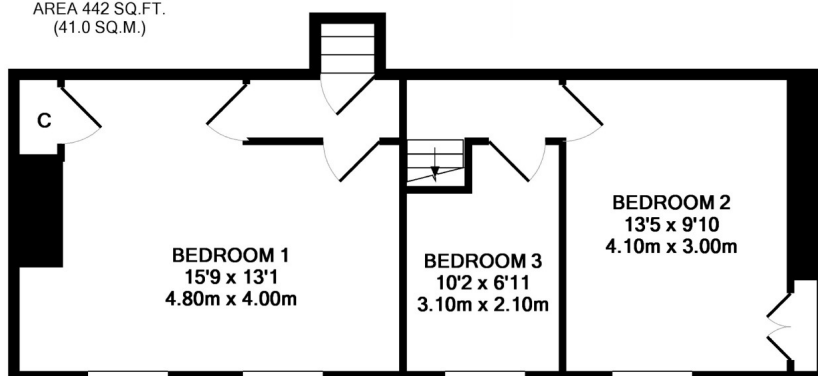
TOTAL APPROX. FLOOR AREA 1411 SQ.FT. (131.1 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 970 SQ.FT.
(90.1 SQ.M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale.
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1ST FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.0 SQ.M.)



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