Bond Oxborough Phillips

Changing Lifestyles

Homeleigh
Petrockstowe
Okehampton
Devon
EX20 3HQ

Guide Price: £200,000 Freehold

Changing Lifestyles

01805 624 426
torrington@boppropertyy.com

Homeleigh, Petrockstowe, Okehampton, Devon, EX20 3HQ

- No Onward Chain
- Countryside Views
- Outbuilding
- Village Location
- Multiple Reception Rooms
- character charm
- Detached
- low maintenance courtyard
- EPC: E
- Council Tax Band: C

Tucked away within the charming Devon village of Petrockstowe, this delightful two-bedroom detached cottage perfectly captures the warmth and character of countryside living. Extended over the years to create additional and versatile living space, the home offers a wonderful balance of traditional cottage charm alongside practical modern-day comforts, all surrounded by rolling rural scenery and a welcoming village community.

Before even stepping inside, the property immediately enchants with its beautiful stone-built porch, creating a truly inviting first impression and setting the tone for the character that continues throughout the home. Entering into the cottage, you are welcomed by a wonderfully cosy living room positioned to the right-hand side. Full of warmth and charm, this relaxing space centres around an impressive feature stone fireplace which naturally becomes the focal point of the room, creating the perfect setting for quiet evenings or gathering with family and friends. Dual aspect windows allow natural light to pour through the room throughout the day, enhancing the sense of space whilst framing glimpses of the surrounding countryside and village setting.

To the left-hand side of the home, the kitchen provides a highly practical and sociable space. Offering an abundance of cupboard and worktop space, along with undercounter room for both a washing machine and tumble dryer, the kitchen is perfectly suited for everyday living. There is also ample room for a breakfast table, making this an ideal place to enjoy morning coffee whilst overlooking the peaceful surroundings. Retaining a lovely cottage feel, the kitchen combines functionality with comfort and charm.

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The extension to the rear of the property has created a fantastic additional reception room, previously serving as a dining room. However, this wonderfully versatile area could easily adapt to suit a variety of lifestyles, whether as a hobbies room, home office, snug or creative workspace. From here gives direct access to the rear garden.

Upstairs, the cottage continues to impress with two double bedrooms and the family bathroom. As you ascend the staircase, a perfectly positioned rear window floods the landing with natural light whilst also offering far-reaching countryside views, creating a bright and airy feel throughout the first floor.

The main bedroom overlooks the front of the property and benefits from two built-in storage cupboards, providing excellent practicality whilst maintaining the room's spacious feel. The second bedroom sits to the rear and truly embraces the beauty of its surroundings, enjoying stunning views across the rolling Devon countryside — a peaceful backdrop to wake up to each morning. Completing the upstairs accommodation is the family bathroom, serving both bedrooms comfortably and continuing the home's warm and welcoming atmosphere.

Outside, the rear garden has been thoughtfully designed for low-maintenance enjoyment. Raised borders wrap around much of the garden, creating the perfect opportunity for colourful flowers, shrubs and seasonal planting to flourish, adding vibrancy and character to the outdoor space. Side access further enhances practicality and convenience.

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One of the property's most unique and valuable features is undoubtedly the outbuilding. Rare for a home of this nature, this incredibly useful space offers endless potential, whether utilised as a workshop, studio, storage area, hobby room or even a personal retreat. Its versatility is sure to appeal to a wide range of buyers seeking that all-important extra space.

Beyond the property itself, the location offers everything that makes village life so desirable. Petrockstowe is a wonderfully welcoming rural community surrounded by beautiful Devon countryside, providing a peaceful lifestyle whilst still remaining connected. The village hall sits at the heart of the community, regularly hosting local events and bringing residents together throughout the year, creating a genuine sense of belonging rarely found elsewhere. Combined with the surrounding rolling countryside views and the charm of cottage living, this home offers not simply a property, but a truly idyllic way of life.

The vendor informs us that the property is thought to be constructed of stone under a tiled roof. Your surveyor or conveyancer may be able to clarify further following their investigations.

Heating: Electric Heating

Mains water - Mains electric - Mains drainage - Landline telephone.

Broadband coverage: Super-fast available 1800mbps (information taken from Ofcom checker)

Mobile phone coverage: Available onsite (see Ofcom checker for further information)

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Directions

From Torrington town centre proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton. After approximately 7 miles, passing through the village of Merton - take the first right hand turning - signposted Petrockstowe/Shebbear. Continue on this road all the way into the village (passing the Tarka Trail on your left) and at the crossroads turn left onto Rectory Rise. Continue alone the road passing Townland Rise and after a short distance the property will be found on your left hand side with a nameplate and For Sale board clearly displayed.

What3Words - ///reliving.sentences.alarming

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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We are here to help you find and buy your new home...

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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01805 624 426 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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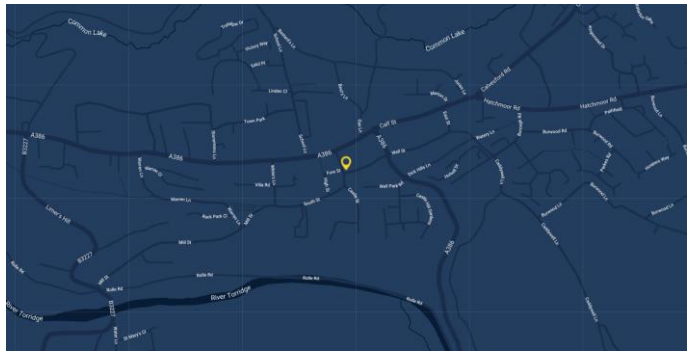
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