Bond Oxborough Phillips

Changing Lifestyles

1 Courtyard Cottage
Germansweek
EX21 5BP

BRITISH PROPERTY AWARDS 2024 ★★★★★ SILVER WINNER ESTATE AGENT IN SOUTH WEST (CORNWALL & DEVON)

BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN OKEHAMPTON



Asking Price - £250,000







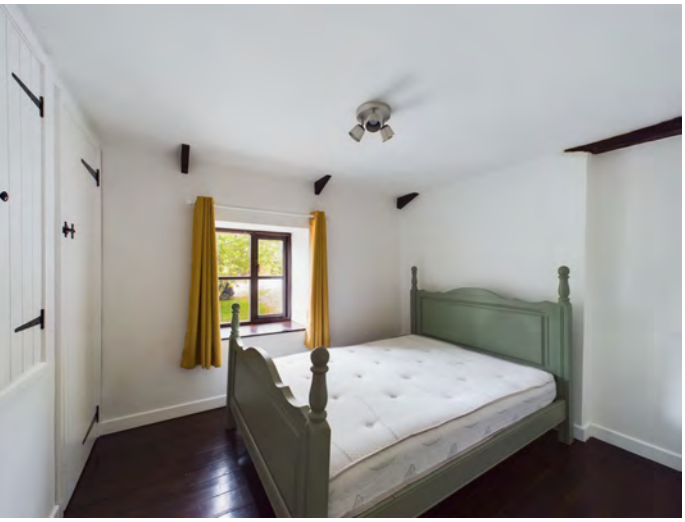
1 Courtyard Cottage, Germansweek, EX21 5BP.

A delightful property boasting a balanced blend of characterful & contemporary features, nestled within a picturesque Devonshire village with convenient access to local amenities...

- Characterful Barn Conversion
- Offering Two Bedrooms
- Contemporary Kitchen
- Practical Family Bathroom
- Enclosed Rear Garden
- Potential Holiday Let
- Oil Fired Central Heating
- Convenient Commutable Links
- Sought After Village Location
- No Onward Chain
- Council Tax- A
- EPC- D







Are you considering downsizing within the local area, looking for a charming West Country retreat, or perhaps seeking an attractive cottage with the added opportunity for holiday letting income? Campion Cottage offers all of these possibilities and more.

Formally known as Number 1, this delightful two-bedroom terraced cottage enjoys a peaceful position within the village of Germansweek, whilst being conveniently placed for the surrounding countryside and local amenities. Successfully operated as a holiday let during the current owners' tenure, the property offers excellent versatility for those seeking a permanent home, a second residence or an investment opportunity. The property is also offered for sale with no onward chain.

From the outset, the cottage makes an attractive first impression, with a characterful stone-built frontage, appealing window units and the added convenience of parking immediately to the front.

Upon entering, the welcoming hallway provides access to the sitting room and kitchen, together with the central staircase rising to the first floor. Compact yet thoughtfully arranged, the accommodation makes particularly good use of the available space, with useful storage and integrated appliances featuring throughout.

The sitting room provides a comfortable and versatile space in which to relax or entertain, with ample room for a range of furnishings. There is also the opportunity to enjoy the outside space, whether that be for gardening, relaxing or simply taking in the peaceful surroundings.

The adjoining kitchen has been designed with a modern country feel, combining neutral tones with tiled finishes and practical fitted units. There is space for a selection of freestanding appliances, making this a well-equipped and functional area for everyday living.

Ascending to the first floor, the landing leads to two well-proportioned bedrooms and the family bathroom. Both bedrooms benefit from useful integrated storage, while double-glazed windows provide an abundance of natural light. Bedroom two would also lend itself well to use as a guest bedroom, home office or additional living space.

The family bathroom is fitted with a suite comprising bath with shower over, wash hand basin and WC, providing all the facilities required for modern living.

Outside, the property enjoys its own area of garden, providing an ideal spot to enjoy the quieter pace of village life.

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Situated within the heart of the sought after, picturesque village of Germansweek. With convenient access to both the A30 road network and the local hotspot of Roadford Lake. Approximately equidistant from neighbouring market towns of Okehampton, Launceston and Holsworthy. The cathedral city of Exeter and the regions airport lie approximately 30 miles to the East. To the North is the popular coastal town of Bude with delightful beaches, coastal walks, and a wide variety of shops.

Okehampton lies on the northern edge of Dartmoor National Park. There are superb local beauty spots where one may enjoy walking, riding and fishing. The shopping area contains a variety of local businesses and corporate supermarkets. Primary and secondary education is well catered for, with the impressive Simmons Park located within close proximity of the grounds. Recreational activities can be accomplished via local sports clubs including Football, Rugby, Hockey & Golf, plus many more.











Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:

Approximate total area(1)

584.39 ft²

54.29 m²



Floor 0



Floor 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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 recieve a referal 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.