Bond Oxborough Phillips

The key to moving home

Herb Cottage
Lewdown
EX20 4PX

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

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



Guide Price- £350,000







Herb Cottage, Lewdown, Okehampton, EX20 4PX.

A charming three-bedroom Devon home boasting spacious living areas, a cosy woodburner, a principal suite and delightful village appeal...

- Three Well-Proportioned Bedrooms
- Spacious And Inviting Living Room
- Charming Characterful Woodburner
- Generous Kitchen And Dining Space
- Impressive Principal Bedroom Suite
- Private Ensuite Shower Room
- Dedicated Dressing Room
- Two Versatile Additional Bedrooms
- Stylish And Practical Layout
- Convenient Ground Floor Facilities
- Desirable Devon Village Setting
- Council Tax Band - B
- EPC - D







Situated in the sought-after village of Lewdown, this well-proportioned three-bedroom home offers comfortable living accommodation, a practical layout and plenty of potential for a range of buyers. Arranged over two floors, the property combines generous living areas with three bedrooms, making it an appealing choice for families, first-time buyers and those looking for a home in a village setting.

The ground floor welcomes you with a spacious kitchen/dining room, providing an ideal setting for cooking, dining and everyday family life. Whether preparing meals, enjoying a morning coffee or entertaining friends, this versatile space offers a practical and sociable heart to the home.

Leading through to the living room, a charming woodburner creates a cosy focal point, perfect for relaxing on cooler evenings and adding warmth and character to the space. There is plenty of room for comfortable seating and additional furniture, making this an inviting setting in which to unwind at the end of the day or gather with family and friends. A separate downstairs WC and useful laundry area complete the ground-floor accommodation, adding convenience and helping to keep everyday household tasks organised.

Upstairs, the property offers three well-arranged bedrooms. The master bedroom benefits from its own en-suite shower room and a separate dressing room, providing a welcome sense of privacy and additional storage. The two further bedrooms offer flexibility to suit a variety of needs, whether as children's bedrooms, guest accommodation or a dedicated home office. A separate family bathroom serves the remaining bedrooms, making the layout particularly practical for households of different sizes.

The arrangement of the accommodation provides an excellent balance between shared living space downstairs and private sleeping accommodation upstairs. The additional laundry area, dressing room and en-suite facilities are valuable features that enhance the home's everyday functionality.

Lewdown offers the appeal of village living in the heart of Devon, surrounded by attractive countryside and providing an opportunity to enjoy a more relaxed pace of life. The location may appeal to buyers seeking a home away from busier urban areas while retaining access to the wider surrounding area.

Combining three bedrooms, generous reception space, a characterful woodburner and useful additional facilities, this property presents an excellent opportunity for buyers seeking a comfortable and versatile home in Lewdown. Whether you are taking your first step onto the property ladder, looking for more space for a growing family or searching for a home in a village setting, this property is well worth considering.

Changing Lifestyles

Lewdown is a charming village nestled in the heart of West Devon, offering an appealing blend of rural tranquillity, picturesque countryside and a welcoming village atmosphere. Surrounded by beautiful landscapes, the area is ideal for those looking to enjoy a more relaxed pace of life, with opportunities to explore the outdoors and appreciate the natural beauty of the Devon countryside. With its peaceful setting and attractive rural surroundings, Lewdown offers a wonderful balance between village living and access to the amenities of nearby towns.

The village is also ideally positioned for access to the nearby market towns of Tavistock, Okehampton and Launceston, each offering a wider selection of shops, supermarkets, cafés, restaurants and everyday amenities. Tavistock is renowned for its historic charm, independent shops and traditional pannier market, while Okehampton provides convenient shopping facilities and access to the spectacular landscapes of Dartmoor. Launceston, just across the Devon-Cornwall border, offers a rich history, a variety of local businesses and further amenities. With these three towns all within convenient reach, Lewdown provides an excellent balance of peaceful countryside living and everyday convenience.





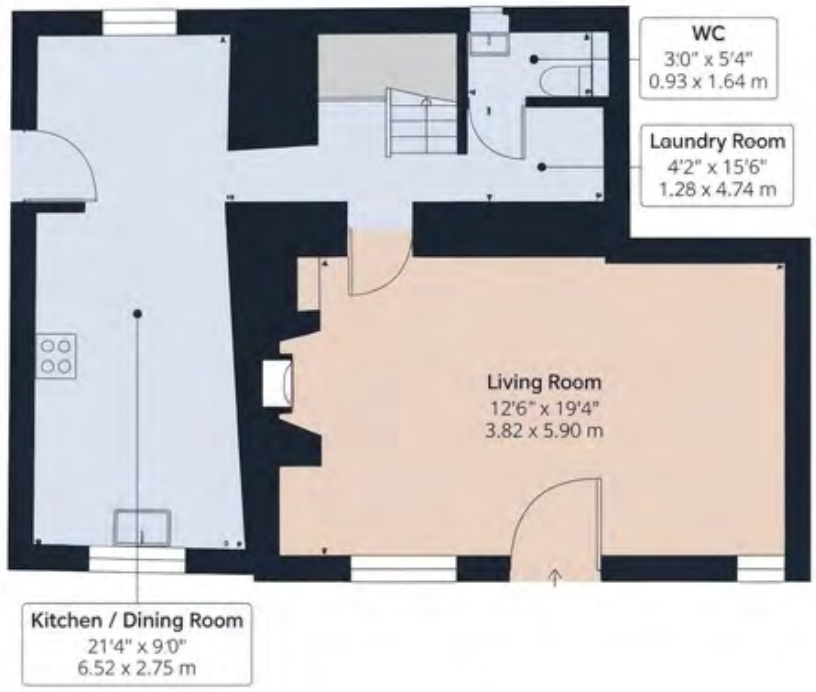






Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:



Floor 0 Building 1

Approximate total area(1)

1065 ft²

99 m²



Floor 1 Building 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.

PLEASE NOTE:

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.