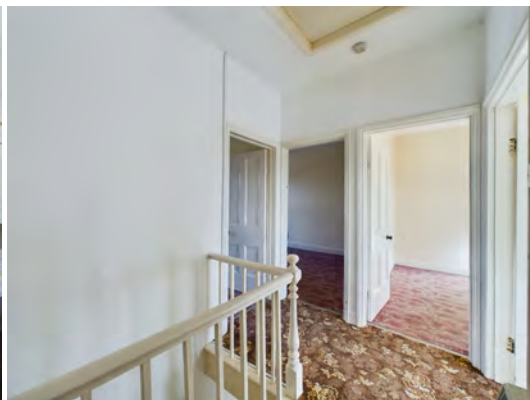


34 & 36 Market Street
Hatherleigh
EX20 3JP



Guide Price - £270,000



34 & 36 Market Street, Hatherleigh, EX20 3JP.



A substantial and versatile home in the heart of Hatherleigh, offering six bedrooms, two self-contained living spaces, a generous 0.21-acre garden, off-road parking, and an exciting large-scale project opportunity...

- Six Spacious Bedrooms
- Two Self-Contained Homes
- Income Or Multi-Generational Potential
- Large 0.21-Acre Garden
- Off-Road Parking Potential
- Heart Of Hatherleigh Location
- Walking Distance To Amenities
- Workshop And Additional Storage
- No Onward Chain
- Exciting Large-Scale Project
- Easy Access To A30
- Council Tax Band - B / B
- EPC - E / E



Are you seeking a property with flexible living arrangements, investment potential, or the possibility of a multi-generational home? This substantial six-bedroom residence offers a wealth of accommodation options, conveniently located in the charming market town of Hatherleigh.

Currently configured as two self-contained three-bedroom homes, this property presents an exciting opportunity to generate income, accommodate extended family, or revert back to one expansive family home. With potential off-road parking, a generous rear garden extending to 0.21 acres, and no onward chain, this home is primed for its next chapter.

Nestled within the heart of Hatherleigh, this home benefits from a traditional yet thriving community. The town offers a selection of independent shops, a supermarket, an art gallery, a post office, and two well-regarded pubs. Families will appreciate the local primary school and health centre, while outdoor enthusiasts can enjoy the surrounding countryside, with excellent walking and riding routes, as well as access to the Tarka Trail. The larger town of Okehampton is a short drive away, offering supermarkets, healthcare facilities, and direct A30 access to Exeter and beyond.

The main entrance of number 34 opens into a welcoming hallway, providing access to the sitting room, featuring a charming tiled fireplace, a separate dining room, and a well-proportioned kitchen with direct access to the rear garden. A fully tiled wet room completes the ground floor. Ascending to the first floor, three well-proportioned bedrooms offer ample living space, accompanied by a family bathroom. Number 36 has a separate side entrance leading into a spacious living area, perfect for family gatherings. The kitchen/dining room offers plentiful storage and a former fireplace recess, with an adjacent utility room providing additional convenience. The first floor hosts three further bedrooms, all serviced by a well-appointed family bathroom.

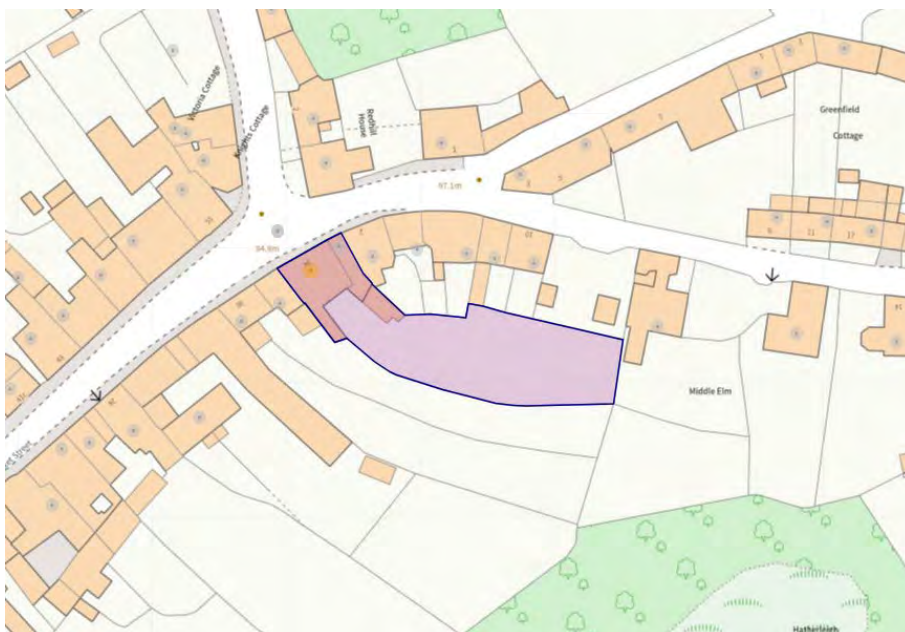
Beyond the double gates, a cobbled parking area provides off-road parking for smaller vehicles. The rear garden is a rare find for a town centre property, featuring generous lawned areas, mature trees, and a central pathway leading to a patio space. Additional outbuildings, including a workshop, store, and external WC, offer practical storage solutions. The overall plot extends to 0.21 acres, providing plenty of outdoor space for relaxation, gardening, or further potential development. This is a rare opportunity to secure a home of such scale and versatility, whether as a long-term residence or an investment opportunity.

Changing Lifestyles

Hatherleigh is a historic market town in central Devon, known for its scenic location at the meeting point of the Rivers Lew and Torridge. With over a thousand years of history, the town features traditional architecture, including the famous Rams Head sculptures in the town square, and has a vibrant arts scene, with works from local artists decorating its streets.

The weekly Tuesday market is a highlight, where locals and visitors gather to shop and socialize. The town also hosts an annual carnival in November, featuring unique customs such as the burning of tar barrels and a jazz band procession. Situated along the Tarka Trail, Hatherleigh offers beautiful walking and cycling opportunities, with nearby Belvedere Castle providing panoramic views of Dartmoor and Exmoor.

With its rich heritage, active arts community, and regular cultural events, Hatherleigh offers a delightful mix of rural charm and modern life, making it an attractive destination for both residents and visitors.



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:

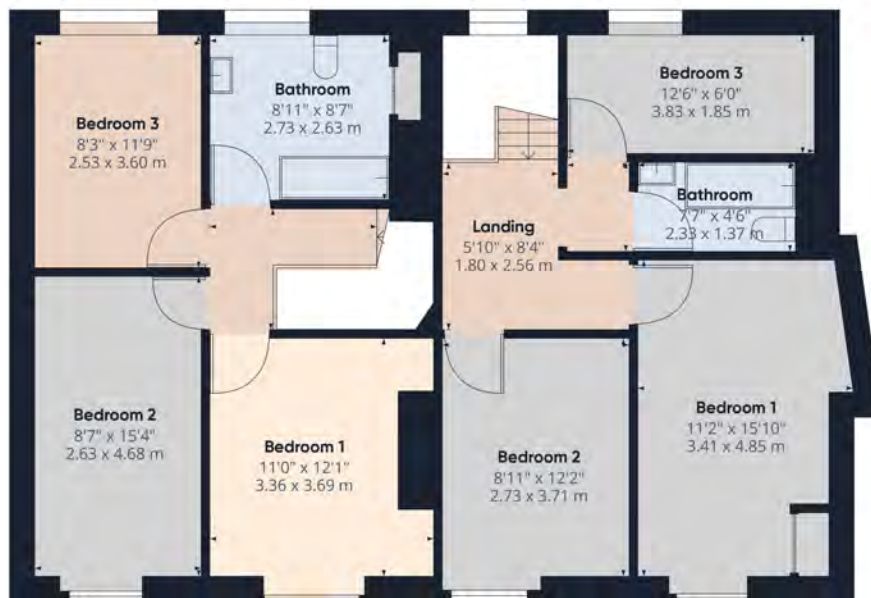




Approximate total area⁽¹⁾

2253.76 ft²

209.38 m²



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 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.