

# Higher Dishcombe Cottage

## South Tawton

### EX20 3RF



**Guide Price - £550,000**





# Higher Dishcombe Cottage, South Tawton, EX20 2RF.



A delightfully presented cottage boasting an array of features from generous gardens, off road parking as well as spacious accommodation throughout...

- Spacious Four Bedroom Family Home
- Peaceful Edge Of Village
- Beautifully Presented Throughout
- Generous Driveway And Car Port
- Landscaped Low Maintenance Garden
- Large Kitchen Dining Room
- Character Inglenook Fireplace Feature
- Two Bedrooms With En Suites
- Versatile Additional Reception Space
- Ideal For Dartmoor Walks
- Ready To Move In
- Council Tax Band - E
- EPC - N/A



If you're searching for a spacious home with countryside charm and a versatile, family-friendly layout, this four-bedroom semi-detached property on the edge of Dartmoor could be just the one.

Tucked away on the outskirts of a peaceful village, the home offers approximately 1,670 sq. ft of beautifully presented accommodation, perfectly suited to modern living. With a generous driveway, a car port, and a thoughtfully landscaped rear garden, it blends practicality with style.

Inside, the entrance hall creates a perfect "kick off" area, ideal for shedding muddy boots and coats after a long walk on Dartmoor. There's also a convenient downstairs WC and a large utility room to the left, offering great storage and space for white goods.

The kitchen dining room is a well-proportioned, square-shaped space (nearly 13ft by 13ft), providing ample room for a family table without compromise. Beyond this lies a flexible area, previously used as a home office, which could easily serve as a playroom, snug, or even a hobby space. At the far end of the home is the inviting living room, generously sized and full of charm, featuring deep window seats and a striking inglenook fireplace with exposed stonework. A staircase here leads to the first floor.

Upstairs, four comfortable double bedrooms await, including a fantastic main bedroom with its own en suite shower room. A second bedroom also benefits from en suite facilities, making it perfect for guests or older children. The remaining two bedrooms share a sleek, contemporary family bathroom.

Outside, the rear garden has been carefully landscaped to create a low maintenance, enclosed space that's safe for children and pets. A blend of lawn and patio makes it ideal for entertaining, barbecues, or relaxing in the sun. To the front, the driveway and car port provide excellent off road parking, with additional scope for storage or even a workshop.

With spacious interiors, character features, and a great location close to open moorland and village amenities, this is a home that offers the best of both worlds, rural charm and modern convenience, ready for its next chapter.



# Changing Lifestyles

South Tawton is a charming village nestled on the northern edge of Dartmoor National Park, surrounded by scenic countryside and offering a peaceful rural lifestyle. Rich in history, the village is home to the Grade II\* listed Church House, a medieval community building that has been in continuous use for over 500 years. This historic structure, with its thatched roof and cruck trusses, is one of the village's key attractions and is located near the stunning St Andrew's Church.

Although South Tawton is small, it benefits from a close-knit community and its proximity to larger settlements like Okehampton, which provides access to a range of amenities. The village is well-positioned for outdoor enthusiasts, lying along several walking trails, including the Tarka Trail, which links to wider routes such as the Archangel's Way.

South Tawton's serene atmosphere, rich heritage, and access to Dartmoor make it an ideal location for those seeking a quieter lifestyle while still being within reach of the vibrant market town of Okehampton.

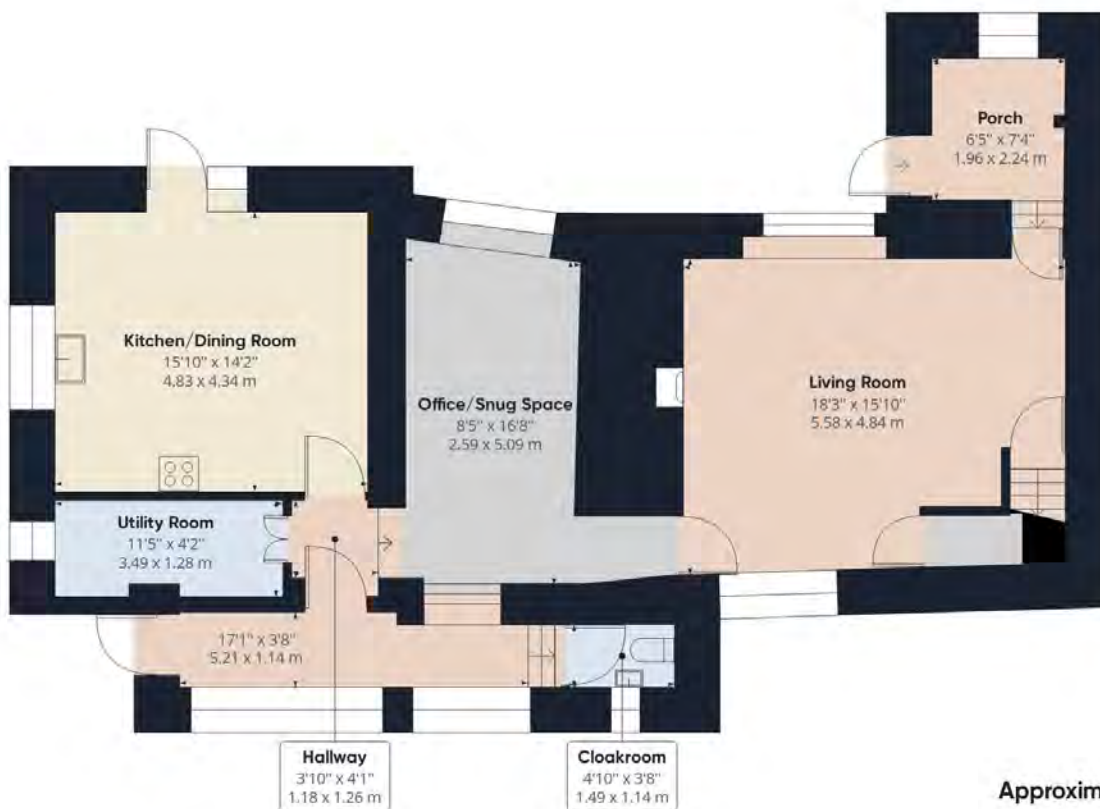


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**Floor 0 Building 1**

**Approximate total area<sup>(1)</sup>**

1670.8 ft<sup>2</sup>

155.22 m<sup>2</sup>

**Reduced headroom**

18.23 ft<sup>2</sup>

1.69 m<sup>2</sup>



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