

# Higher Dishcombe Cottage

## South Tawton

### EX20 3RF



**Start Price - £400,000**



# 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 looking for a spacious home with countryside charm, this four-bedroom semi-detached property on the edge of Dartmoor could be ideal. Tucked on the outskirts of a peaceful village, it offers approximately 1,670 sq. ft of well-presented, family-friendly accommodation, complemented by a generous driveway, car port, and landscaped rear garden.

Inside, the entrance hall provides a practical space for coats and boots, with a downstairs WC and a large utility room to the side. The kitchen dining room, nearly 13ft by 13ft, comfortably accommodates a family table, while an adjoining flexible space could serve as a playroom, home office, or hobby room. The living room at the rear features deep window seats and a striking inglenook fireplace with exposed stonework, creating a warm, inviting space.

Upstairs, four double bedrooms include a main with en suite shower room and a second bedroom with its own en suite, while the remaining two share a contemporary family bathroom.

Outside, the rear garden is low-maintenance, enclosed, and ideal for children, pets, or entertaining. With a blend of lawn and patio, and ample front parking with potential for storage or a workshop, this home combines character, practicality, and a superb location close to Dartmoor and village amenities.

## Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



# 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.

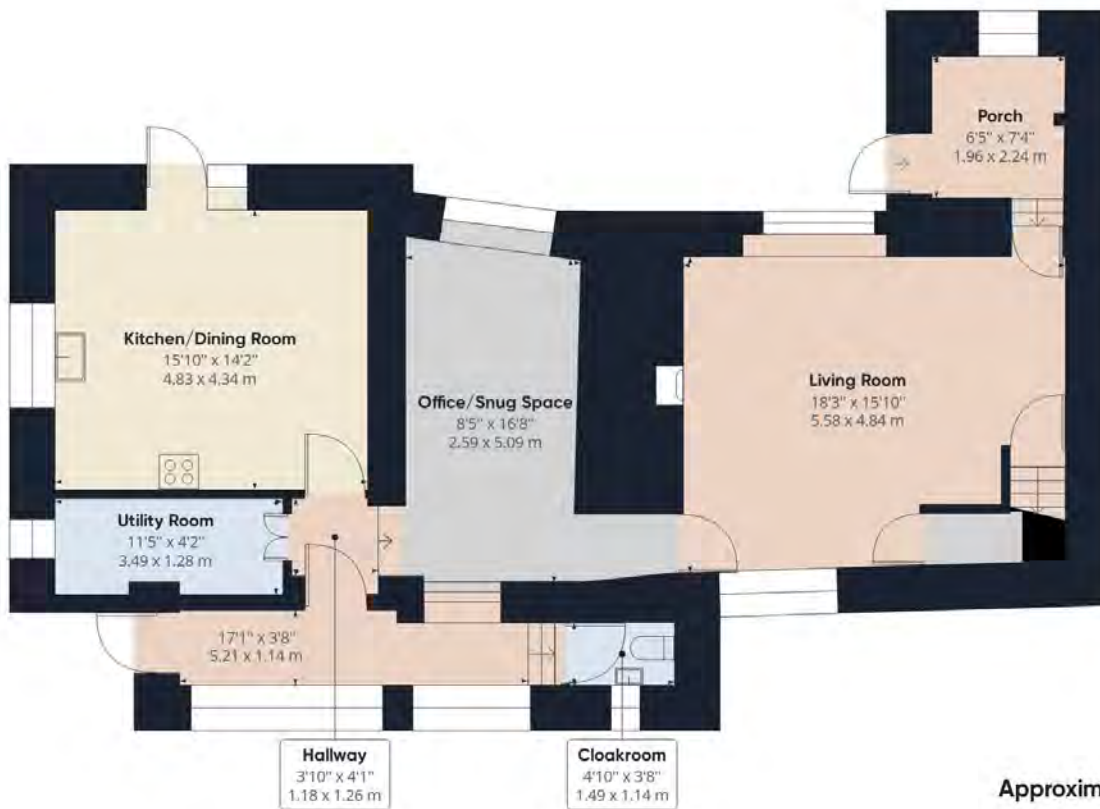
South Tawton's serene atmosphere, rich heritage, and access to Dartmoor make it an ideal location for those seeking a quieter lifestyle while still being within reach of the vibrant market town of Okehampton.



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<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>



## 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.