



Bond
Oxborough
Phillips

Changing Lifestyles

Moormill Cottages
Petrockstowe
Okehampton
Devon
EX20 3QG

Offers in excess of: £650,000 Freehold



Changing Lifestyles

01805 624 426
torrington@bopproperty.com

Moormill Cottages, Petrockstowe, Okehampton, Devon, EX20 3QG

- STUNNING 3 DOUBLE BEDROOM HOME
- 5.75 ACRES (Approximately)
- PERSONAL PRIVATE RETREAT
- STREAM BORDERED BOUNDARY
- ADJOINING TARKA TRAIL
- NO RIGHTS OF WAY OVER
- LAND SUITABLE FOR MANY USES
- OUTBUILDINGS
- PRODUCTIVE FRUIT & VEG PLOT
- ORCHARD
- POLYTUNNEL
- EPC: TBC
- Council Tax Band: D



Built from the very earth around it, Moormill Cottages is a tranquil holistic home overlooking some 5.75 acres of its own gardens and grounds. The cob, stone, timber and thatch which has made this a home over the centuries - continues to do so in the most natural way.

I remember standing in the driveway waiting for the next viewers as clearly as if it were yesterday, only it wasn't yesterday, it was over 15 years ago! I remember the current owners reactions that day to the warm welcome Moormill Cottages gave them and their 2 year old daughter, where their dreams as a family could be realised. Their daughter and her brother have been brought up outside, playing in the stream and woodlands, learning about nature whilst safe and secure in this peaceful setting.

Imagine taking a good countryside walk with the family and the pets after a hearty meal – without having to leave your home. Moormill's surroundings give you the freedom to stroll out of the front door and directly into a diverse and peaceful retreat bordered by a stream, extending from the house through the main garden, past the productive polytunnel, fruit cages, vegetable plot and mature woodlands to the fruit orchards and paddock beyond, finally terminating at the Tarka Trail (a 180 mile recreation highway created from the old Tarka Line and links one to the Coast at the North, and terminates at the Nature Reserve in Meeth, to the South.



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Moormill Cottages is Grade II listed for a reason, to protect it. Nestled in this setting, the home itself has a charm and character all of its own, welcoming, inviting and memorable. The original features preserved by the current owners in each room help keep the feel and character warmth, whilst upgraded and modern electrics, cooking and heating systems make life and costs more in line with today's modern houses. Moormill Cottages isn't a modern house, modern day regulations don't fit here, history and natural building techniques do. With the house needing to breathe, the stone and cob breathes with airflow, natural materials and paints. The old saying 'a cob house just needs a good hat and a good pair of boots' is well represented; with stone footings, external render and lime internal plastering working together, and with the roof recently re-thatched (after previously being done in the 70's and 80's), and completed in 2024 by the lifelong Petrockstowe village thatcher, this sets the house up again to be protected for future decades when maintained correctly. The open fire in the lounge and oil fired Rayburn used for both cooking and central heating, along with outdoor living and gardening will embrace you and keep you warm, whilst on a hot summers day the house maintains a welcome rest-bite of coolness.



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Naturally one's mind wanders when there are options that a few acres offers – especially when it adjoins the Tarka Trail. It has been thought that a small Café/ rest stop with seating could be set up and operated at the bottom of the plot (subject to the necessary permissions) or even a camping/glamping retreat – which can be operated for a limited number of days in any year without need for planning (planning required for any full time use). Or it is perfect to keep your Ponies and allow them to turn themselves in and out, a therapies retreat, the list is endless – and the plot shape and geology allows for so many of them.

The vendor informs us that the property is thought to be constructed of cob and stone under a thatched roof. Your surveyor or conveyancer may be able to clarify further following their investigations.



Fire and Chimney swept annually (Last done on 16th October 2024).
Heating: Oil fired Rayburn (Serviced in February 2025)
Mains water (Heated by Rayburn and separate Immersion)
Mains electric

Private drainage (Emptied in February 2025) . The septic tank is block built and large. The capacity is likely large enough, but we do not (as I write) know if it complies with 2020 regulations. This was new information for the vendors as they had not thought of selling until now. The timescales will unlikely allow for a replacement if it was required – and the price has been set lower to allow if it does.

Landline telephone.
Broadband coverage: Superfast available up to 35mbps (information taken from Ofcom checker)
Mobile phone coverage: Available onsite (see Ofcom checker for further information)

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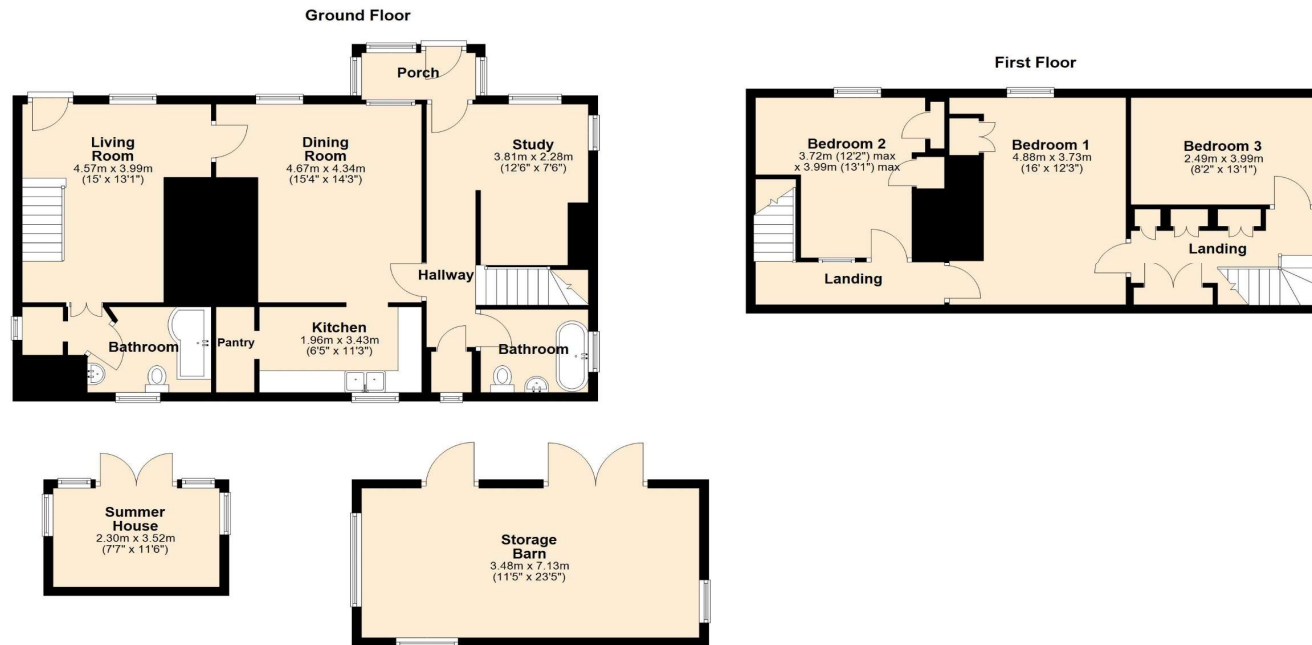


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Floorplan



Directions

From Torrington town centre proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton. After passing through the village of Merton take the right hand turning signposted Petrockstowe. Continue and as the road bears round to the left, passing the Tarka Trail car park, the property will be found after a short distance on the left hand side with a nameplate clearly displayed. Please note there are 2 properties called Moormill next to each other. The property in question is the second property on the left hand side. Follow the driveway down to park.

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.

What3Words - ///decays.plates.health

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We are here to help you find and buy your new home...

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