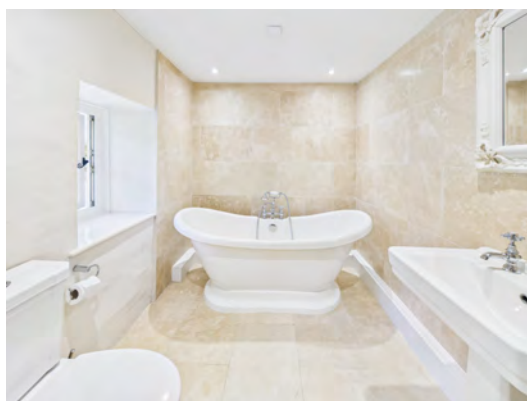




# Welcome Cottage Germansweek EX21 5BP



**Guide Price - £535,000**





# Welcome Cottage, Germansweek, EX21 5BP.

A charming detached family home within a scenic village, with easy access to Roadford Lake and Dartmoor. Featuring three bedrooms, a modern kitchen and cosy living spaces, combining comfort and rural living...



- Beautifully presented detached home
- Recently Renovated Character Cottage
- Offering Three Good Sized Bedrooms
- Contemporary Kitchen/Dining Room
- Family Bathroom and Shower Room
- Wood Burning Fire in Sitting Room
- Spacious Living Room
- Enclosed Rear Garden
- Outdoor Store and Workshop
- Ample Off-Road Parking
- Near to Roadford Lake and Dartmoor
- Council Tax Band - E
- EPC - TBC



Nestled in the peaceful village of Germansweek, this detached family home combines contemporary comfort with traditional charm. Thoughtfully designed, and recently renovated, this home is beautifully presented, it features three well-proportioned bedrooms, perfect for growing families or those seeking a spacious rural retreat. Set within easy reach of Roadford Lake, with its scenic walks, cycling trails, and watersports, as well as the open moorland of Dartmoor nearby, the property offers an enviable lifestyle surrounded by nature and outdoor adventure. With its characterful cottage-style touches and a desirable setting, this home offers both practicality and charm in equal measure.

At the heart of the home is a stylish, contemporary kitchen that offers both practicality and modern design, creating a bright and welcoming space for everyday living. Next to it, the dining room provides the perfect setting for family meals or entertaining, with ample room for a dining table and direct access to the rear garden. A spacious living room and an additional sitting room with a wood-burning fire provides a cosy setting for colder months, offering a warm and inviting atmosphere that truly makes this property feel like home. The layout is further complemented by a modern utility space and a separate shower room, adding convenience for busy households.



Externally, the home continues to impress, with a fully enclosed rear garden featuring a mature lawn that provides a safe and private space for children to play. Beyond this, a dedicated seating area creates the ideal spot for summer barbecues and outdoor relaxation, currently enhanced by the addition of a hot tub. An outdoor store and workshop offers excellent storage or hobby space, appealing to those who enjoy DIY or creative projects. The property has a generous off-road parking area which is a real advantage, ensuring there's always space for multiple vehicles.

Situated in close proximity to local amenities, yet surrounded by the stunning countryside of West Devon, the property enjoys the best of both worlds. The nearby towns of Okehampton and Launceston provide a wider range of services, transport links, and shopping options. Whether you're looking to enjoy long country walks, watersports, or simply the peace and quiet of rural living, this location delivers.

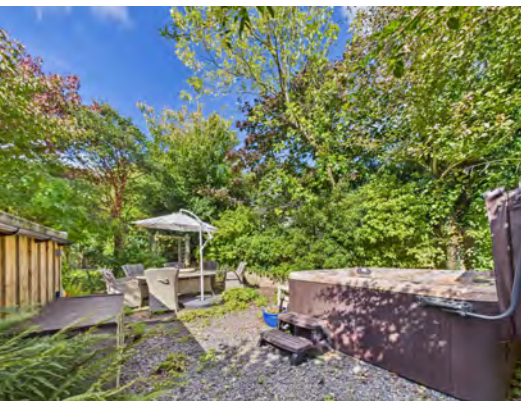
With its combination of modern fittings, traditional character, and a sought-after village setting, this detached property in Germansweek is steeped in history and represents a rare opportunity. Council Tax Band E and an EPC rating to be confirmed complete the practical details of this charming and versatile home. Ideal for families, retirees, or anyone in search of a lifestyle change, this is a home that offers comfort, space, and character in abundance.



# Changing Lifestyles

Germansweek is a quiet and scenic village located in the heart of rural West Devon, not far from the edge of Dartmoor National Park. Surrounded by gently rolling hills and farmland, it offers a peaceful setting that appeals to those looking to escape the hustle and bustle of modern life. The village is home to the historic St. Germanus Church, which adds a sense of heritage and character to the area, and the surrounding countryside is ideal for walking, birdwatching, and exploring the natural beauty of Devon.

While Germansweek is a small and tranquil place, its location provides easy access to nearby towns such as Okehampton and Launceston, where a wider range of amenities and services can be found. Roadford Lake, a short drive away, is a popular local attraction offering outdoor activities like sailing, kayaking, and lakeside walks. With its peaceful atmosphere and proximity to both nature and convenience, Germansweek is well-suited for those seeking a rural lifestyle with space to unwind.



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arrange an accompanied viewing  
on this property.

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Floor 0 Building 1



Approximate total area<sup>m</sup>  
 1797 ft<sup>2</sup>  
 166.9 m<sup>2</sup>

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