



Bond
Oxborough
Phillips

Changing Lifestyles

June Cottage, 35 The Village

Milton Abbot

PL19 0PB



Asking Price - £250,000



June Cottage, 35 The Village



- Beautifully extended and restored two-bedroom semi-detached home
- Bespoke stained-glass features and period details throughout
- Country-style kitchen with electric Rayburn and reclaimed marble worktops
- Spacious conservatory opening onto mature private garden
- Principal bedroom with en-suite and countryside views
- Private parking for two vehicles
- Peaceful corner plot in village conservation area



Step back in time with June Cottage, a beautifully preserved two-bedroom semi-detached home and one of the oldest in the charming village of Milton Abbot. This exceptional property has been thoughtfully extended and lovingly finished, blending authentic period detail with creative craftsmanship to deliver a one-of-a-kind home.

Occupying a prominent position in the village, June Cottage enjoys private parking for two vehicles, a delightful mature garden, and a striking bespoke conservatory that perfectly complements its character.

Cherished by the current owner for over 25 years, this home offers both comfort and individuality — ideal for those seeking a residence rich in history or a distinctive holiday hideaway full of personality.

A covered porch leads to a classic wooden stable door and into a welcoming entrance. The country-style kitchen features reclaimed marble worktops, a Belfast sink, and handcrafted open cabinetry, with an electric Rayburn providing warmth and a traditional feel. Slate flagstones and exposed beams flow through the ground floor, guiding you into the open-plan living area, where an ornate slate fireplace with a 16th-century grate takes centre stage. A cosy snug or dining nook includes a second fireplace housing an early 20th-century Esse wood burner — a superb source of heat and charm. A compact wet room is cleverly tucked away, accessed through an eye-catching stained-glass door that glows with colour.

Stained-glass features are repeated throughout the home, creating an ever-changing play of light. To the rear, a spacious conservatory brings the garden indoors, with repurposed stained-glass panels and window frames adding artistry and warmth. French doors open directly onto the garden.

Upstairs, a small landing displays another impressive stained-glass panel and leads to two characterful bedrooms. The main bedroom feels bright and spacious thanks to a bespoke dormer window capturing open south-westerly views across the village and countryside. Original floorboards, an iron fireplace, and an open balustrade enhance its charm, while the en-suite bathroom includes a roll-top bath, Victorian Burlington fittings, and a handmade cupboard concealing the newly fitted immersion tank. The second bedroom, part of the 2023 extension, enjoys dual-aspect windows and a vaulted ceiling with exposed beams. Enjoy the benefit of the main village spring water supply, enhanced by a newly installed filtration system for pure, cost-effective living.

Outside, the property sits on a corner plot surrounded by mature planting, creepers, and ornamental trees. Two small ponds and a repurposed red telephone box add delightful quirks, while a separate area beyond the adjoining cottage provides private parking and additional garden space, featuring a wooden shed and a pergola.



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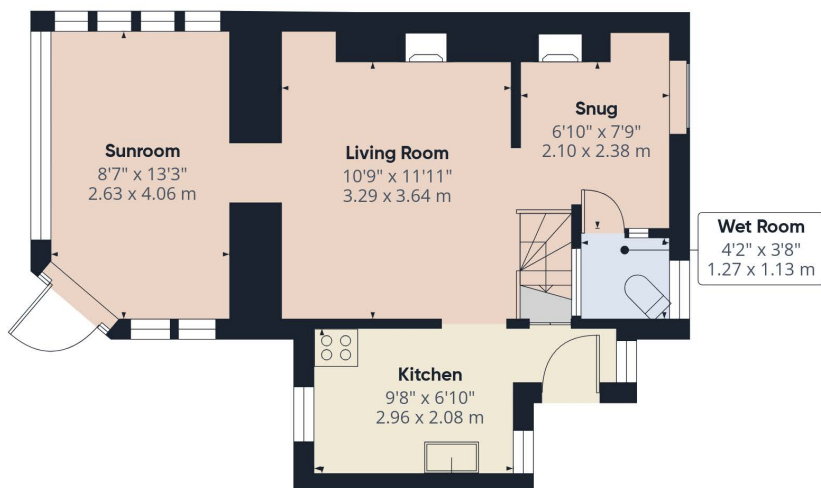
The charming village of Milton Abbot in West Devon features a primary school, a well-respected pub, village hall and has a vibrant community spirit. For a broader range of shopping opportunities, the award-winning market town of Tavistock is nearby.

Tavistock, an ancient stannary town on the edge of Dartmoor National Park, boasts a mix of local and national shops, the famous pannier market, a riverside park, leisure centre with swimming pool, and a small theatre. The area is ideal for visitors exploring the town, the surrounding countryside, Dartmoor's wild scenery, and the many picturesque neighboring villages and National Trust properties.

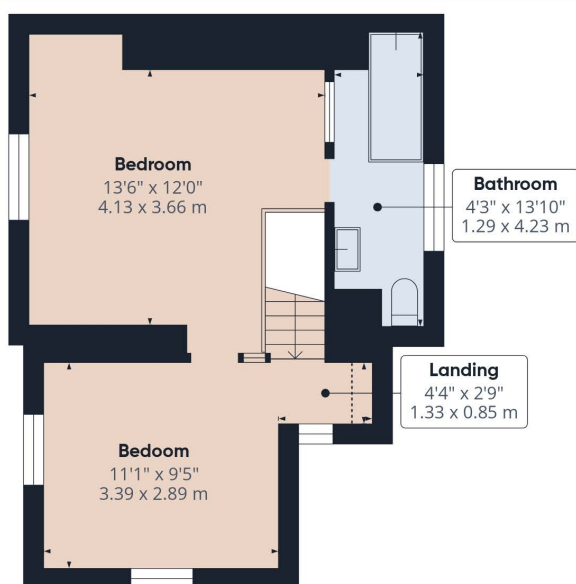
Tavistock offers exceptional educational facilities in both the state and private sectors. The town also provides excellent sporting amenities, including tennis courts, a bowls club, an athletics track, and various football pitches. Golf enthusiasts will find outstanding courses nearby at Yelverton, Tavistock, and St. Mellion. Additionally, there are opportunities for fishing on several local rivers, including the Walkham, Tavy, and Tamar by arrangement.



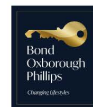
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the team at
Bond Oxborough Phillips
Sales & Lettings on
01822 600700
for more information or to
arrange an accompanied viewing
on this property.



Floor 0



Floor 1



Approximate total area⁽¹⁾

761 ft²
70.7 m²

Reduced headroom

3 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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