



Bond
Oxborough
Phillips

Changing Lifestyles

1 The Village,
Milton Abbot,
PL19 0NX



Offers In Excess Of - £300,000



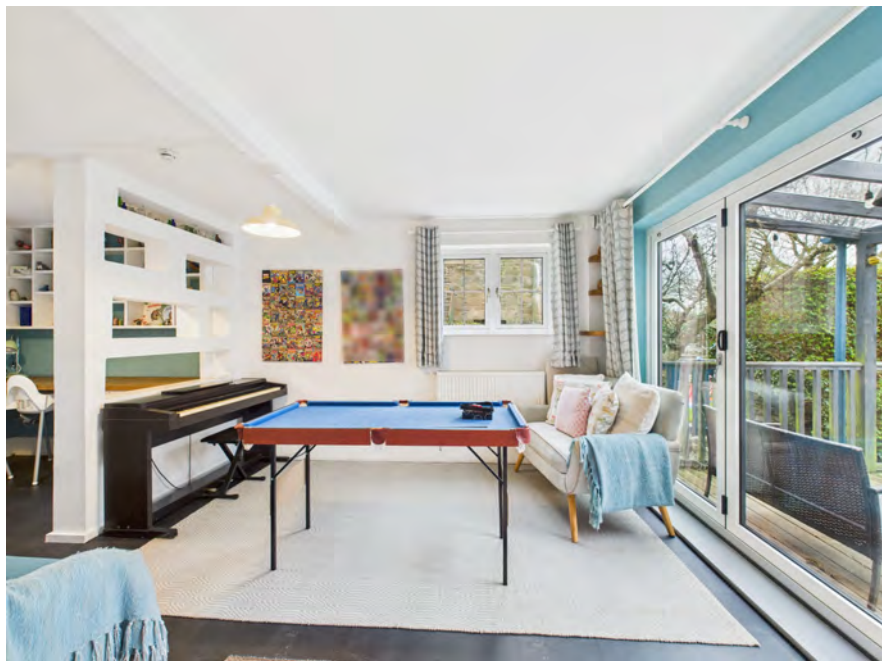
Changing Lifestyles

01822 600700

1 The Village, Milton Abbot, PL19 0NX



- Charming extended cottage with a non-listed status
- Delightful south-facing garden, perfect for sunny days
- Off-street driveway providing parking for two vehicles
- Inviting living room featuring a cozy wood-burning stove
- Generously sized dining kitchen, ideal for family gatherings
- Beautifully designed family room or versatile home office
- Covered outdoor deck perfect for BBQs and relaxation
- Family bathroom complemented by a convenient en-suite cloakroom



Positioned in the heart of Milton Abbot, with breathtaking views across the surrounding countryside, this stunning period cottage has been beautifully maintained and thoughtfully modernised. Believed to be one of the oldest original properties in the village, dating back to circa 1805, the cottage retains its historic character and charm while benefiting from contemporary upgrades.

The light-filled accommodation is arranged over two floors and is warmed by a modern gas combi boiler, offering a perfect blend of traditional elegance and modern comfort. On the ground floor, an entrance porch welcomes you into a spacious living and dining room, complete with a charming log-burning stove, creating a cosy focal point. The dining kitchen is generously proportioned, ideal for family meals or entertaining, while the extended family room or home office opens through bi-fold doors onto a covered BBQ and sun deck, offering a seamless connection between indoor and outdoor living.



Upstairs, there are three double bedrooms, including a principal bedroom with an en-suite cloakroom, alongside a well-appointed family bathroom. The cottage also benefits from a stone-built outbuilding featuring a vaulted ceiling, light, power, and a WC, providing versatile space for a studio, workshop, or additional storage.

Externally, the south-facing garden is a true sun trap, perfect for relaxing or entertaining, and there is convenient access to the front of the property. The cottage is set back behind a charming fore garden with a driveway providing off-road parking for two vehicles, completing this exceptional home.

The current owners rent an additional adjoining garden from Milton Abbot Village Hall, where the swings are currently located. While this garden is not included in the sale, it may be available by separate negotiation for the new owners to also rent this area.

Changing Lifestyles

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.



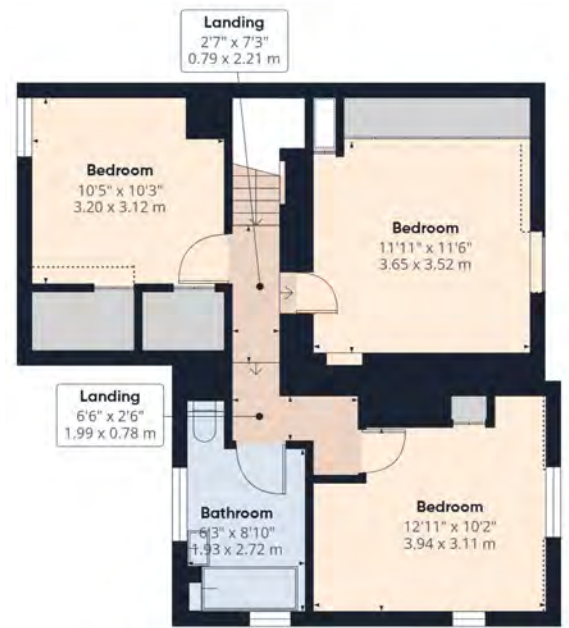
Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01822 600700** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:

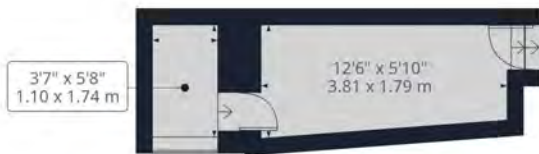




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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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.

PLEASE NOTE

Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.

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.