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The key to moving home

Bridge Cottage

Sticklepath

EX20 2NR



BRITISH
PROPERTY
AWARDS

2024

★★★★★

SILVER WINNER

ESTATE AGENT
IN SOUTH WEST
(CORNWALL & DEVON)



BRITISH
PROPERTY
AWARDS

2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £260,000



Changing Lifestyles

01837 500600

Bridge Cottage Sticklepath EX20 2NR

Nestled in the heart of the ever-popular village of Sticklepath, this charming two-bedroom thatched cottage is brimming with character and offers a wonderful blend of period features and modern convenience



- Charming Thatched Cottage
- Two Well-Proportioned Bedrooms
- Characterful Living And Dining Room
- Compact And Practical Kitchen
- Modern Walk-In Shower Room
- Period Features Throughout
- Sought-After Sticklepath Village Location
- Close To Dartmoor Countryside Walks
- Ideal Main Residence Or Holiday Home
- Excellent Access To Okehampton Amenities
- Council Tax Band - B
- EPC - F



Nestled in the heart of the ever-popular village of Sticklepath, this charming two-bedroom thatched cottage is brimming with character and offers a wonderful blend of period features and modern convenience. Believed to date back several centuries, the property exudes charm from the moment you arrive, with its attractive thatched roof and cottage-style proportions, perfectly suited to village life on the edge of Dartmoor.

The front door opens into a welcoming living/dining room, a warm and characterful space that forms the heart of the home. Generous in size, this room offers ample space for both relaxing and entertaining, with exposed features, deep-set windows and an abundance of natural light creating a cosy yet airy atmosphere. It's an ideal space to unwind at the end of the day or to gather with friends and family.

Leading from the living area is the kitchen, which, while compact, is thoughtfully laid out and perfectly functional. The kitchen offers everything required for day-to-day living, with fitted units, worktop space and room for appliances, all complemented by the cottage's inherent charm. A rear door provides convenient access outside, ideal for bringing in shopping or enjoying the surrounding village setting.

The ground floor also benefits from a separate WC, a practical addition rarely found in cottages of this age, enhancing everyday convenience.

Stairs rise to the first floor where two bedrooms and the bathroom can be found. The principal bedroom is a lovely, light-filled room with plenty of character and space for bedroom furniture. The second bedroom is also well-proportioned, making it ideal as a guest room, child's bedroom or home office.

The bathroom has been tastefully modernised and features a contemporary walk-in shower, providing a stylish and practical contrast to the property's traditional features. Finished with modern fittings, it offers comfort and convenience while remaining in keeping with the overall feel of the home.

Outside, the cottage sits within easy reach of Sticklepath's excellent local amenities, including its well-regarded village shop, pub and access to stunning countryside walks. The village is particularly well placed for those seeking a balance between rural living and accessibility, with nearby Okehampton providing a wider range of shops, schooling and transport links.

This delightful thatched cottage would make an ideal main residence, weekend retreat or investment opportunity, offering character, location and charm in equal measure — a rare opportunity to acquire a beautiful home in one of Devon's most sought-after villages.



Changing Lifestyles

Situated centrally within the heart of the sought-after Devonshire village of Sticklepath, this home is within walking distance of both neighbouring villages of South Zeal and South Tawton, including nearby village amenities that are on offer. These include two public houses, convenient village store/café, church, and village hall.

This location is popular due to its positioning within Dartmoor National Park, with the traditional market town of Okehampton just a mere three-mile commute away. From here there is direct access to the A30 dual carriageway and rail link connections to the Cathedral City of Exeter and beyond.

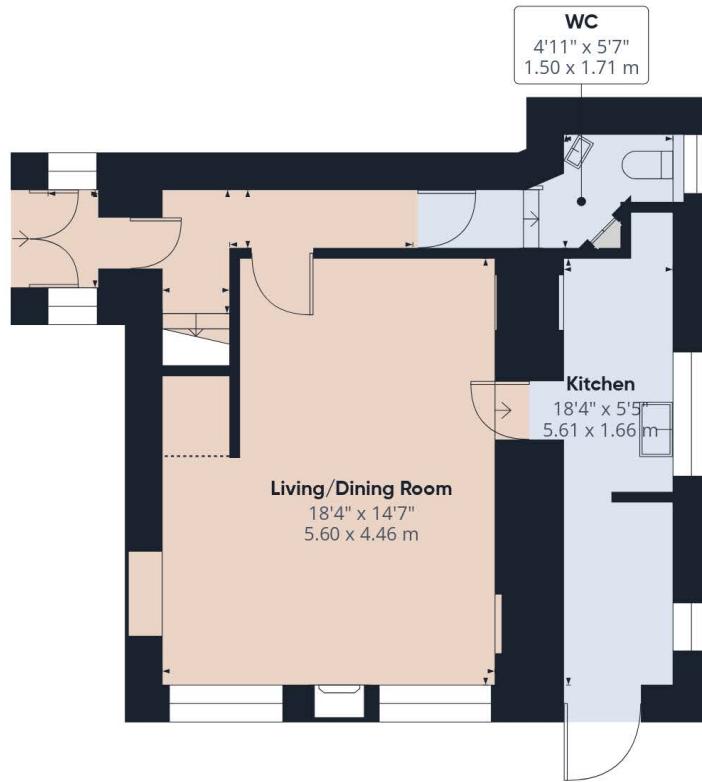
Okehampton town offers an extensive range of shops, services and facilities. There are three supermarkets (including a Waitrose) a range of nationally and locally owned shops and businesses, together with a community medical centre and extensive array of leisure facilities, from rugby, football, 18-hole golf and swimming.



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:





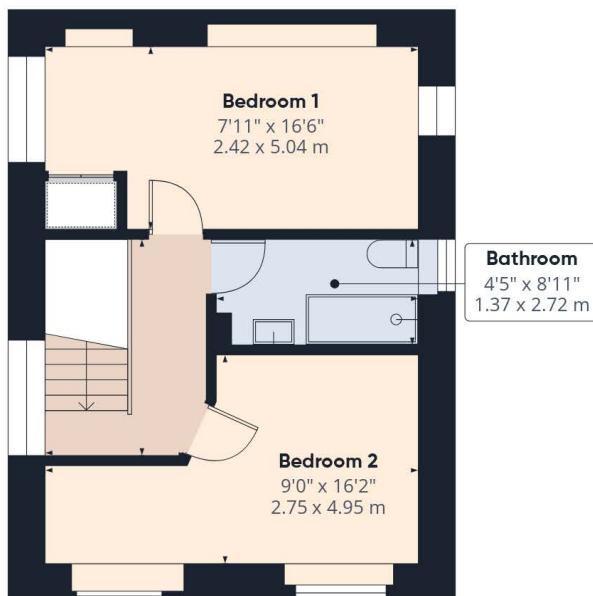
Floor 0

Approximate total area⁽¹⁾

777 ft²
72.1 m²

Reduced headroom

9 ft²
0.9 m²



Floor 1

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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.

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