

Pound House

South Zeal

EX20 2LB



Start Price - £270,000



Pound House, South Zeal, EX20 2LB.



A beautifully refurbished detached period cottage, rich in character and charm, set within a sought after Dartmoor village and offering three bedrooms, garden and off road parking...

- Newly Refurbished Detached Cottage
- Three Well Proportioned Bedrooms
- Character Features Throughout
- Inglenook Fireplace Sitting Room
- Modern Fitted Kitchen
- Underfloor Heating Ground Floor
- Newly Fitted Bathroom
- Garden And Patio Seating
- Off Road Parking
- Two Storey Stone Shed
- No Onward Chain
- Council Tax Band - D
- EPC - E



Tucked within the heart of one of Dartmoor's most sought after villages, Pound House is a beautifully refurbished three bedroom detached home that perfectly balances period character with modern conveniences. Offered with NO ONWARD CHAIN, this charming cottage is ready to move straight into and immediately enjoy.

From the moment you arrive, the property makes a warm and welcoming impression. A covered porch and traditional stable door open into a cosy entrance lobby, where engineered oak flooring with underfloor heating sets the tone for the quality found throughout. The ground floor flows effortlessly, with a delightful dining/living room leading through to the further reception room which again could be set up as a dining/sitting room, where exposed timbers, deep window sills and an impressive inglenook fireplace create a true sense of cottage charm. These character features are complemented by thoughtful modern upgrades, including double glazing and oil fired central heating.

The kitchen is both stylish and practical, fitted with a range of contemporary units, wood block worktops and a classic Belfast sink. Integral appliances are neatly incorporated, while French doors open directly onto the garden, making this a wonderful space for everyday living and entertaining. A newly fitted cloakroom completes the ground floor accommodation.

Upstairs, the cottage continues to impress. The first floor offers three well proportioned bedrooms, each with its own individual character, including exposed timbers and stripped wood floors. A newly fitted bathroom provides a sleek and modern finish, featuring a white suite and a mains fed rain shower over the bath.

Outside, the property enjoys a charming garden on the upper level, while a paved patio seating area sits alongside the house, framed by granite walling and ideal for outdoor dining. Steps lead up to a lawned garden, with off road parking for one vehicle discreetly positioned beyond. Adding further appeal is a substantial two storey stone built shed, offering excellent storage or potential for a variety of uses.

Pound House is ideally located within walking distance of South Zeal's village amenities, including two popular public houses and an excellent primary school. With easy access to Okehampton, the A30 and the vast open landscapes of Dartmoor National Park, this is an exceptional opportunity to purchase a characterful home in a truly special setting.

A rare find that combines charm, comfort and convenience, Pound House is a home that invites you to settle in and stay.

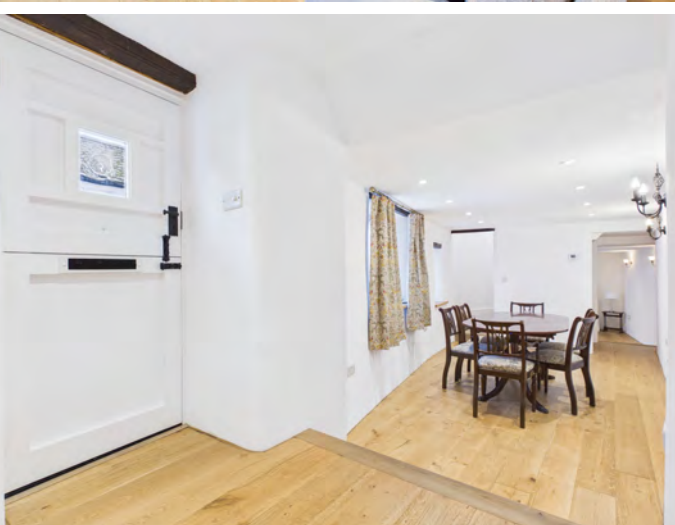
Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Changing Lifestyles

The property is situated within the heart of the thriving village of South Zeal, within Dartmoor National Park and a conservation area. The house is within easy walking distance of the primary school, the village hall/pre-school and post office, and two village pubs.

The Oxenham Arms, is a former 12th Century monastery and has hotel accommodation, and the Kings Arms is the social centre of the village. Just a few minutes from the door, you can be on the footpaths up towards Dartmoor's Cosdon Beacon, wild swimming at Shilley Pool and many other fantastic walking trails.

South Zeal is close to Chagford, Throwleigh and Moretonhampstead, home to many independent shops, restaurants, and coffee shops. South Zeal is host to an annual folk festival and many other village events including open gardens and village fayres.



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:



Approximate total area⁽¹⁾

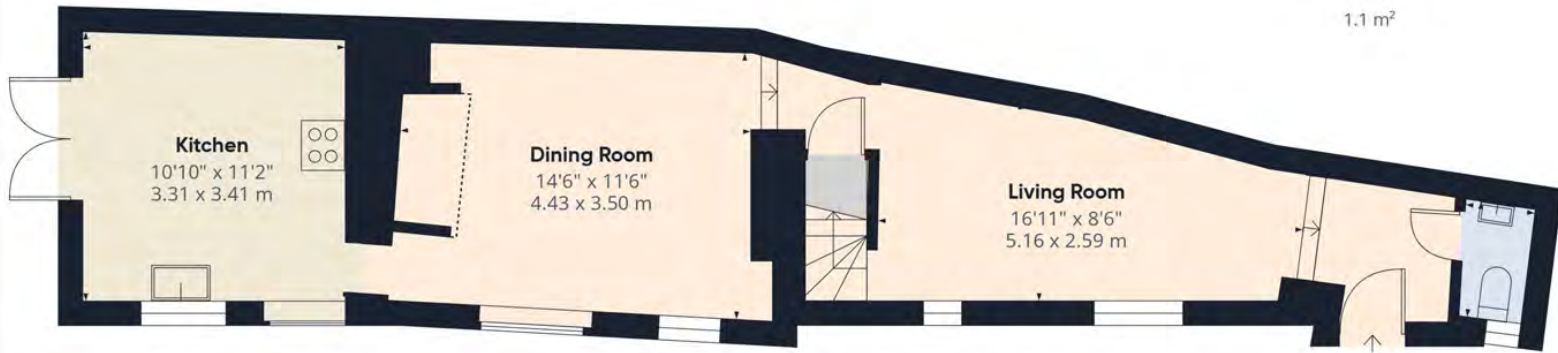
1024 ft²

95.1 m²

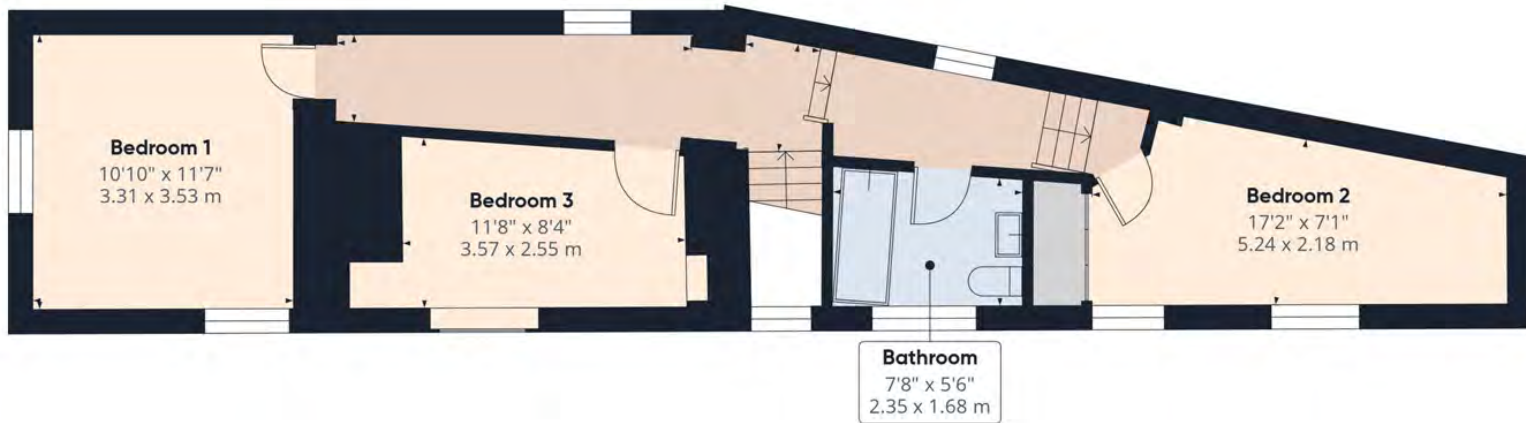
Reduced headroom

11 ft²

1.1 m²



Floor 0



Have a property to sell or let?

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.

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.

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.

Please let us know how we are doing;

