



# The Old Post Office

## Iddesleigh

### EX19 8BG



**Guide Price - £400,000**



# The Old Post Office, Iddesleigh, EX19 8BG.



Charming Devon Cottage With Stunning Gardens, Three Double Bedrooms, Stylish Interiors And Garage, Offering Peaceful Village Living In Iddesleigh...

- Beautifully Renovated Cottage
- Three Spacious Double Bedrooms
- Updated First Floor Family Bathroom
- Ground Floor Shower Room
- Generous Living Dining Space
- Modern Kitchen With Utility
- Integral Garage With Parking
- Stunning Chocolate Box Style Home
- Wonderful Front Gardens
- Peaceful Village Setting Iddesleigh
- Owned And Improved Seventeen Years
- Council Tax Band - D
- EPC - E



Imagine waking to the gentle rhythm of village life in Iddesleigh, where rolling countryside stretches beyond your doorstep and the pace of life feels refreshingly unhurried. Tucked away within this idyllic setting, this beautifully renovated cottage offers the perfect blend of charm, comfort and space, creating a home that is as inviting as it is practical, and one that is easy to picture yourself enjoying every single day.

Owned and thoughtfully improved over the past 17 years, the property has been carefully modernised while retaining its warm and characterful feel. From the moment you step inside, there is an immediate sense of space and flow, with a welcoming porch with traditional wooden door, leading through to a generous living and dining area. This is a superb dual purpose space, ideal for both relaxed everyday living and entertaining guests, enhanced by its proportions and an abundance of natural light.

The kitchen has been updated to provide a functional yet stylish environment, offering ample workspace and storage, and is complemented by an adjoining utility room that adds valuable practicality. A ground floor shower room and bathroom further enhance the flexibility of the layout, perfectly suited to modern family life or visiting guests.

Upstairs, the property continues to impress with three well proportioned double bedrooms, each offering comfortable accommodation and pleasant outlooks across the surrounding area. The first floor also benefits from a well appointed and recently updated family bathroom, finished to a high standard and designed with both style and usability in mind.

Externally, the cottage truly comes into its own. The rear gardens are a standout feature, beautifully maintained and best described as "chocolate box" in style. They provide a private and picturesque setting to relax, dine or entertain, and feel like a natural extension of the home throughout the warmer months.

An additional and increasingly rare benefit is the integral garage, which is capable of accommodating a car while also offering further storage if required.

Overall, this is a home that delivers far more than first meets the eye, combining period charm with modern convenience, generous proportions with a cosy feel, and village tranquillity with practical everyday living.



# Changing Lifestyles

Iddesleigh is a charming village known for its rich history, featuring the renowned Duke of York pub and a stunning 15th-century church. The village is also located along the famous Tarka Trail, a scenic route that stretches from the North Devon coast to the South Devon coast.

The larger village of Winkleigh, approximately 3 miles away, and has a range of shops, pubs, and amenities, while Dolton is home to a shop, three pubs, and a village school. Hatherleigh, the nearest town, provides a variety of local amenities, including a farmers' market, shops, and a small supermarket.

Okehampton, is a short distance away and offers a wider selection of amenities, independent shops, as well as a Waitrose and co-op supermarkets. The recently reopened railway station offers direct train services to Exeter, connecting residents and visitors to the wider region with ease. Dartmoor, Exmoor and the spectacular North Devon countryside and coastline are also all within easy reach offering plenty of opportunities for outdoor activities and exploration.



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.

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**Approximate total area<sup>(n)</sup>**

1308 ft<sup>2</sup>  
121.6 m<sup>2</sup>

**Floor 0**

**Reduced headroom**

21 ft<sup>2</sup>  
2 m<sup>2</sup>



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