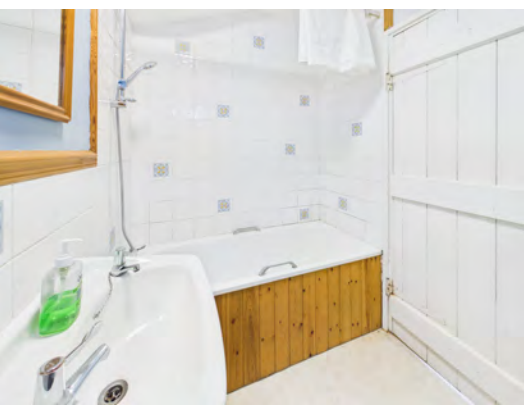


# 24 Castle Cottages Okehampton EX20 1JA



**O.I.E.O - £200,000**



# 24 Castle Cottages, Okehampton, EX20 1JA.

Charming cottage living with castle views, level town access, and Dartmoor on your doorstep, offering lifestyle and convenience combined...



- Charming Character Cottage In Town
- Level Walk To Local Amenities
- Views Towards Okehampton Castle
- Walking Distance To Train Station
- Easy Access To Dartmoor National Park
- Cosy Living Room With Wood Burner
- Flexible Conservatory Living Space
- Three Well Proportioned Bedrooms
- Enclosed Front Garden With Space
- Low Maintenance Rear Patio Area
- Off Road Parking Available Nearby
- Council Tax Band - B
- EPC - D



Situated in a highly desirable position within easy, level walking distance of Okehampton's vibrant town centre, this charming cottage offers a wonderful blend of character, practicality, and lifestyle appeal. Perfectly placed for those seeking convenience without compromising on setting, the property enjoys close proximity to local amenities, the train station, and the open expanses of Dartmoor, while also benefitting from delightful views towards the historic Okehampton Castle.

The home is arranged over two floors and immediately welcomes you with a warm and inviting atmosphere. The living room is a standout feature, centred around an exposed fireplace complete with a fitted wood burner, creating a cosy focal point ideal for relaxing evenings. The layout flows naturally through to the kitchen and adjoining utility area, offering a functional and well-balanced ground floor space suited to modern living.

To the rear, a conservatory provides an additional versatile area, perfect for enjoying the garden outlook or creating a peaceful retreat. The overall accommodation has been thoughtfully arranged to maximise both space and comfort.



Upstairs, the principal bedroom enjoys particularly attractive views stretching towards Okehampton Castle, adding a unique and picturesque element to everyday living. Two further bedrooms provide flexibility for family, guests, or home working.

Externally, the property continues to impress. To the front, there is a generously sized, enclosed level garden, ideal for outdoor enjoyment, whether that be gardening, entertaining, or simply unwinding. To the rear, a gravelled patio area offers a low-maintenance outdoor space with direct access into the conservatory, enhancing the connection between indoor and outdoor living. A shared pathway provides convenient access.

Off-road parking is available within the nearby Castle car park, an arrangement that has been informally agreed for many years, offering a practical solution in this central location.

With gas central heating, character features, and a highly convenient yet scenic setting, this cottage represents an excellent opportunity for a range of buyers. Whether as a main residence, second home, or investment, it combines accessibility, charm, and lifestyle in equal measure.

# Changing Lifestyles

Okehampton is a thriving and well-connected market town on the northern edge of Dartmoor National Park, offering an excellent balance of everyday convenience and outdoor lifestyle. The property is ideally positioned within level walking distance of the town centre, where a range of independent shops, cafés, restaurants, and essential amenities can be found. Okehampton also benefits from a recently reinstated train station, providing direct links towards Exeter, making it an attractive option for commuters.

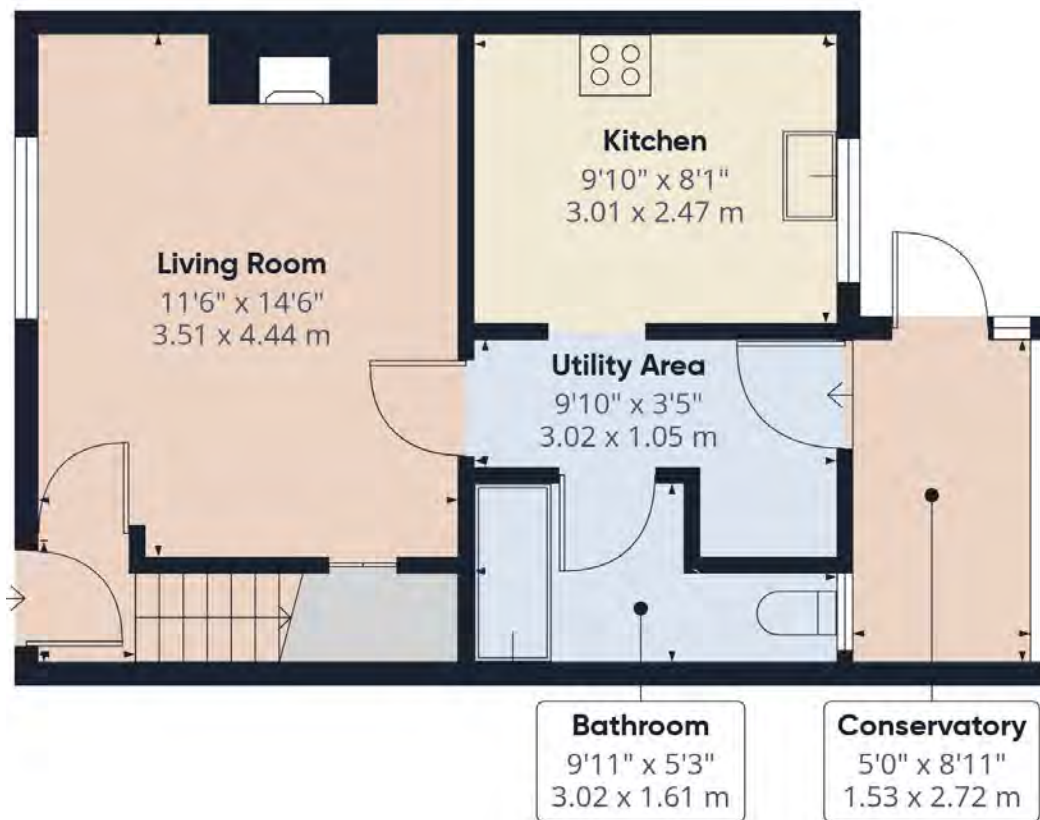
Surrounded by beautiful countryside, the town is a gateway to Dartmoor, with endless opportunities for walking, cycling, and exploring right on the doorstep. The nearby Okehampton Castle and Simmons Park provide additional green spaces for leisure and relaxation. With good local schools, strong transport links, and a welcoming community, Okehampton continues to be a highly desirable location for a wide range of buyers seeking both connectivity and countryside living.



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<sup>(1)</sup>

746 ft<sup>2</sup>

69.3 m<sup>2</sup>



## 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;

