



Bond
Oxborough
Phillips

Changing Lifestyles

Little Fatherford Cottage

Belstone

EX20 1QT



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Offers in the Region of - £900,000



Little Fatherford Cottage, Belstone, EX20 1QT.



An impressive family home, nestled within a peaceful and private plot, boasting exquisite gardens, spacious living arrangements, and a two bedroom self-contained annexe...

- Impressive Detached Family Home
- Offering Four Bedrooms
- Multiple Reception Rooms
- Circa. 30ft Long Living/Dining Room
- Well Established Gardens
- Desirable Woodburner
- Detached Workshop/Garage
- Two Bedroom Self Contained Annexe
- Extensive Driveway for Private Parking
- No Near Neighbours
- 0.49 Acre Plot Size
- Close to Local Amenities
- EPC - TBC



A truly rare and unique property, this long-standing family home really does offer it all...

Little Fatherford Cottage stands proud within a peaceful and private plot, boasting no near neighbours and the added benefit of local woodland in close proximity.

To its disposal, is a deceptively spacious four-bedroom family home, with an array of eye-catching features, from multiple reception rooms, extensive gardens and a large garage/workshop.

A secondary attraction would be the offerings of a fully functional, sympathetically renovated annexe. This space boasts a self-contained unit with the added benefit of a contemporary theme throughout and two bedrooms. Ideal for a prospective income base, or welcoming friends/family when they opt to visit the idyllic county of Devon.

Local nearby hotspots will certainly be on the agenda, with neighbouring Fatherford Woods, Belstone village and the distinguished edge of Dartmoor being available for open moorland adventures.

The surrounding gardens have been well maintained and boast a mature, flourishing addition to the home. A perfect attribute to this exquisite home, as the outside space can be enjoyed all year round, lending itself to a social nature.

All that is on offer is tied together by the grand entrance, functioned via electric gated entry, with a smooth ascent up the driveway to an extensive parking area, which notably wraps round to the rear of the home and the large garage/workshop.

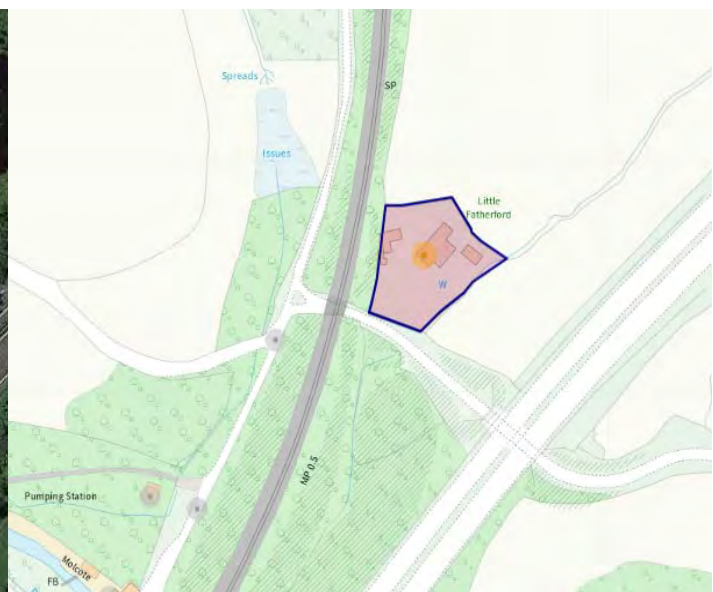


Changing Lifestyles

The property is situated on the outskirts of the sought after village of Belstone. The village lies within the Dartmoor National Park, being so close to moor naturally makes this location a haven for any walking and horse-riding enthusiast. Accoladed attributes include the popular pub, cricket club, local parish church and a great community.

The town of Okehampton lies approximately equidistant and offers a wide range of amenities including a swimming pool complex, several supermarkets, primary and secondary schools, golf course and a variety of local sports clubs.

The Cathedral and University City of Exeter is within 22 miles with its intercity rail and motorway links, whilst the market town of Holsworthy is some 15½ miles. Bude and the North Cornish Coast are some 25 miles and Torrington and the acclaimed RHS Gardens are also some 15 miles distant.



Well-Established Gardens...



The Railway Sleeper

The Railway Sleeper as it is formally known is a beautiful two-bedroom annexe situated within the overall plot of LFC. This versatile dwelling offers the opportunity to become an active holiday let, or simply house family or friends during their extended visits to your humble abode.

The interior features a straightforward yet spacious arrangement, with an open plan kitchen/living/dining layout, plus free flowing access to the available two bedrooms and modern shower room.

This converted building is detached and sits distinguished to the edge of the main residence. The exposed stonework is by far a striking attribute, plus the incorporation of the handcrafted signage.

The gated side entrance leads you to patio door access, inviting you to enter into the bright and spacious reception area. The kitchen/living space has been sympathetically renovated to a high standard, boasting a neutral décor theme throughout. The two bedrooms on offer are of a respectable dimension, alongside the modern shower room centrally situated.

To the exterior, the annexe benefits from its own private garden to the rear, surrounded by mature hedgerows, flourishing flowers, and plentiful Devonshire sunshine.



Property Description;

Could you envisage yourself residing on the distinguished edge of Dartmoor National Park, with no near neighbours, surrounded by rolling hills and woodland? Little Fatherford might just have you covered...

Upon approach you are greeted by a grand gated entrance, of which provides vehicular and pedestrian access to the extensive driveway and established surrounding gardens to the left- and right-hand side. At an instance, it is notable that within moments of entering inside the private boundary of this plot, you have entered Little Fatherford's very own oasis.

Welcoming visitors to your home can be done so with ease, from the opportunity of plentiful parking arrangements, with a large garage/workshop sweeping round to the rear of the cottage. There is the prospective option for guests to reside within the delightful two-bedroom annexe, or welcomed into the main residence via the practical porch and utility area.

Multiple reception spaces are available due to the versatile and open plan layout currently occupying the ground floor. All the essential amenities can be found, from a shower room, designated sitting room inclusive of an ever so desirable wood burner, to the divine garden room which offers a bright and free flowing nature with leading access out onto the rear gardens.

The kitchen is a particularly favoured aspect of the home, due to it being centrally positioned, boasting a country style theme, Belfast sink, AGA and convenient island unit. The garden room is quite sensational, with the large patio door units and dual aspect nature, natural light is embraced from all angles. This space can accommodate an array of furnishings, suitable for the minimalist to the avid collector.

All that is on offer is tied together by the grand entrance, functioned via electric gated entry, with a smooth ascent up the driveway to an extensive parking area, which notably wraps round to the rear of the home and the large garage/workshop to the rear.

Ascending to the first floor via the centrally located stairwell, this is where the private living accommodation is situated. Consisting of a large landing space, hosting four/five bedrooms, plus the benefit of a family bathroom and master en-suite bathroom. The master bedroom is by far the most striking feature of the first floor, from the bright and spacious feel, to the exposed wooden ceiling beams, all adding up to a truly grand feel, completed with the privacy of a generous en-suite bathroom. Labelled bedrooms four and five are currently divided by a simplistic stud wall due to current vendor occupation, with the ease of returning to a substantial double bedroom in the future if desired.

The outside space of Little Fatherford Cottage is truly where this property stands out from the rest, with gardens wrapping around both the family home and annexe accommodation. As a result of no near neighbours or surrounding structures, the gardens embrace the sunshine from all angles throughout the daytime. The current owners have created a charming feature to the lower tier, revolving around the historic water well and pleasant flowing stream that near enough flows the boundary edge of the plot.

Services:

Heating - Oil Fired Central Heating (Main House) & LPG Central Heating (Railway Sleeper Annexe)

Drainage - Private Drainage (Treatment Plant)

Water - Private Water - Filtered Well Water System

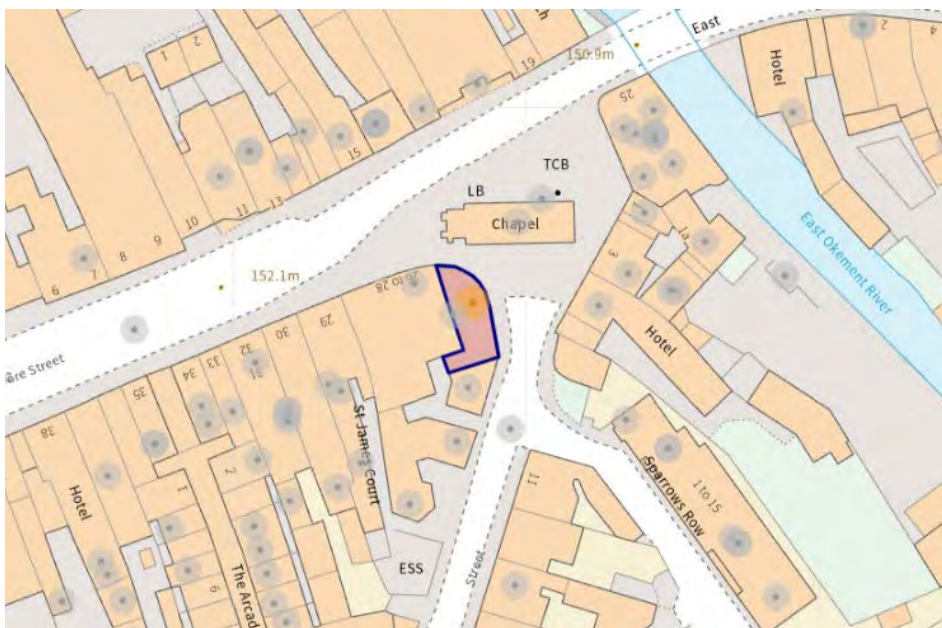
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