



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Tor View  
Bratton Clovelly  
EX20 4JW



BRITISH  
PROPERTY  
AWARDS

2023



GOLD WINNER

ESTATE AGENT  
IN OKEHAMPTON



**Asking Price - £220,000**



Changing Lifestyles

01837 500600

# Tor View, Bratton Clovelly, EX20 4JW.

A characterful cottage positioned within a charming Devonshire village, providing endless potential for future owners, alongside impressive moorland views, dedicated parking and no onward chain...



- Established Semi-Detached Cottage
- Offering Two Bedrooms
- Living Room w/Woodburner
- Family Bathroom & GF Cloakroom
- Character Features Throughout
- Complete Renovation Project
- Split Level Rear/Side Gardens
- Off-Road Parking Opportunities
- South Facing Frontage
- Far Reaching Countryside Views
- Sought-After Village Location
- No Onward Chain
- EPC - TBC



Are you looking to undertake a renovation project, the perfect opportunity to develop your dream cottage, whilst being positioned on the outer edge of a charming Devonshire village?

Tor View is a semi-detached, established residence situated within close proximity to the village centre of Bratton Clovelly, with offerings of a community hall, parish church and renowned 18th century Clovelly Inn. There is the further chance to explore nearby local hotspots, including Roadford Lake, Dartmoor National Park and coastal destinations of Bude.

The property itself requires full internal and external renovation, which gives future owners flexibility and the prospect to create a charming abode, incorporating an array of the current characterful features.

Upon approach, there is dedicated parking adjacent to the main property, providing easy access to the rear entrance and ample gardens. To the frontage, the practical porch provides secure entry and the opportunity to escape the elements, together with welcoming family and friends into your accomplished property venture.

Internally the cottage benefits from two reception rooms, including a homely living room and designated dining room. You will be instantly drawn to the impressive inglenook fireplaces, the living room offers a large wood burner, alongside historical bread ovens and characterful ceiling beams.

The ground floor is completed by archway access into the large cloakroom and efficiently sized kitchen. To the rear of the cottage, the spindled stairway will lead you to the main proportion of the landing area, with bedroom one providing a respectable double, with built-in storage provisions.

Continuing, the second bedroom offers versatility with the chance to create a pleasant office or further private living accommodation. Adjacent lies the family bathroom, with generous floorspace, inclusive of corner bath and free-standing shower facilities.

To the exterior, the property sits within a sufficient 0.09-acre plot, with offerings of large side gardens and an elevated rear patio space. Surrounded by unspoilt countryside, a particularly attractive feature is the south facing frontage, with spectacular views spanning towards the nearby edge of Dartmoor.



# Changing Lifestyles

Situated within the heart of the sought-after rural village of Bratton Clovelly. The village has a range of amenities including village hall and recreation ground together with a popular public house, The Clovelly Inn.

There is a nearby primary school at Boasley Cross, the village is surrounded by picturesque Devonshire countryside and the nearby Roadford Lake offers opportunities for water sports and scenic walks.

Okehampton is close by with a comprehensive range of shops and services including access to the prestigious Dartmoor National Park. From Okehampton there is convenient transport links to the cathedral city of Exeter via the A30 dual carriageway and reinstated railway line with direct connections to Exeter St Davids, Central Station and beyond.



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



Floor 1

## 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.