



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Little Potheridge Cottage  
Merton  
Okehampton  
Devon  
EX20 3DW

**Guide Price: £650,000 Freehold**



Changing Lifestyles

01805 624 426  
[torrington@boproperty.com](mailto:torrington@boproperty.com)

# Little Potheridge Cottage, Merton, Okehampton, Devon, EX20 3DW



- Stunning family home
- Beautiful rural setting
- Sympathetically extended and renovated
- Versatile accommodation
- Three / four bedrooms
- Three / four reception rooms
- Large driveway and garage
- Private wrap round garden
- EPC: TBC
- Council Tax Band: D



**Where does one start in trying to describe such a beautiful home?**

**I am completely undecided as to whether I love this home because of its stunning rural setting, it's pretty and appealing looks, the practicality of family living that it offers or the feeling one gets as you sit on the sun terrace realising that you have made that Devon dream become reality.**

**This beautiful property has been lovingly and sympathetically extended and re-furbished by the current owners to create a truly amazing home, one not to be missed! No expense has been spared and every detail has been meticulously planned during the project. It really is the perfect blend of charm and character of yesteryear with the function and practicality of modern day living. Versatile accommodation too with plenty of room for family expansion both upstairs and more specifically down. The family room is a particularly nice space for entertaining friends and family alike especially in the summer months when you can throw open the folding doors and spill out onto the sun terrace. This is a beautiful private enclave to sit out enjoying the best of the Devon fresh air. All the sights, smells and sounds of the country titivate your senses! The clucking of pheasants, squawks of buzzards overhead and morning dawn chorus of gardens birds fill the air. Maybe I romanticise a little but even the most hardy of people will find themselves with a beaming smile from ear to ear. An unmistakable sense of calm and relaxation ensues as you stand there trying to take it all in. There is no need for me to keep listing all the wonderful features of the home as the pictures can really tell the story for me.**



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Within three miles you can find yourself on the Tarka trail, a footpath/cycle way mainly built on the bed of a disused railway where all the gradients are gentle. It winds its way through some stunning woodland along the course of the River Torridge past Beam Weir, where Henry Williamson's Tarka the Otter was born, from which the trail gains its name. It continues past Bideford and along the coast to Barnstaple where it splits and one leg turns inland again following the portion of the railway which is still in use the other continues on the bed of the disused railway and onto Ilfracombe. Both Dartmoor and Exmoor national parks are within an hour's drive away. The closest coastline is only a 15 mile drive and is very popular with surfers and body borders alike.

I could keep waxing lyrical about this beautiful home and surroundings but there is no substitute for taking a look in person. I strongly urge you to take the time to experience it for yourself and would love the opportunity to meet with you there to help embed what you see on paper in the flesh.

*Heating: Oil fired boiler powering radiators and heating water. There is also a separate immersion heater as well as two log burning stoves.*

*Mains water - Mains electric - private drainage (water treatment plant) - Landline telephone*

*Broadband coverage is best supplied by airband, currently giving 35 / 40 mbs.*

*Mobile phone coverage is available onsite (see Ofcom checker for further information)*



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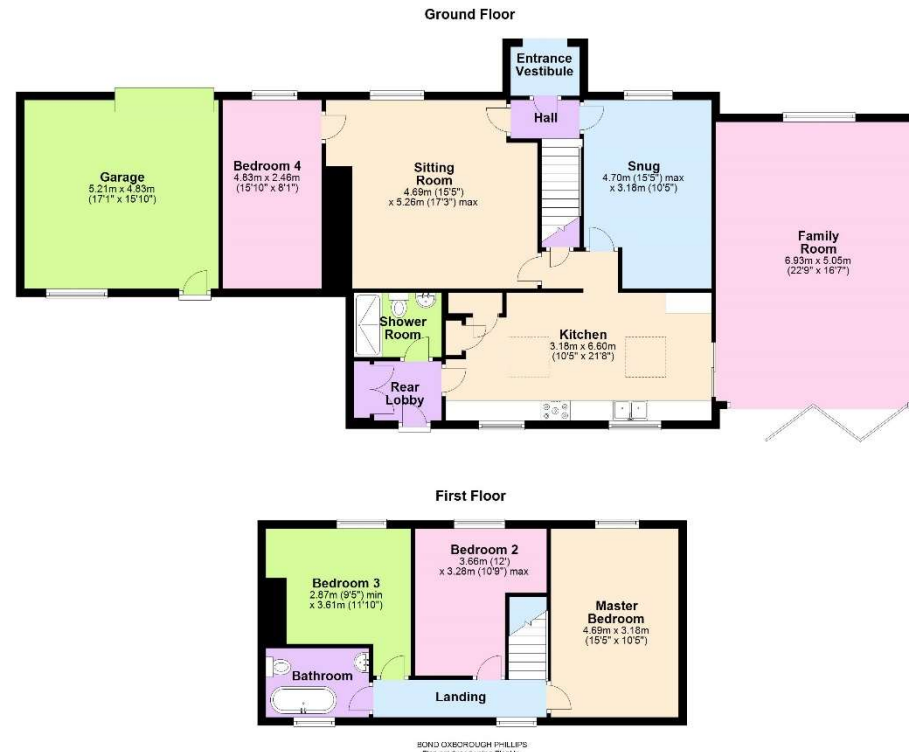
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## Directions

**From Torrington proceed in a southerly direction on the A386 signposted Hatherleigh/Okehampton across the river bridge and up mile hill the other side. Continue on this road for approximately three miles passing Cross Park Cottage and PrettyTop Cottage on your left before turning left sign posted Pinkhill Farm. Continue on this track bearing right then left where Little Potheridge Cottage will be located immediately on your left.**

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.

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We are here to help you find  
and buy your new home...

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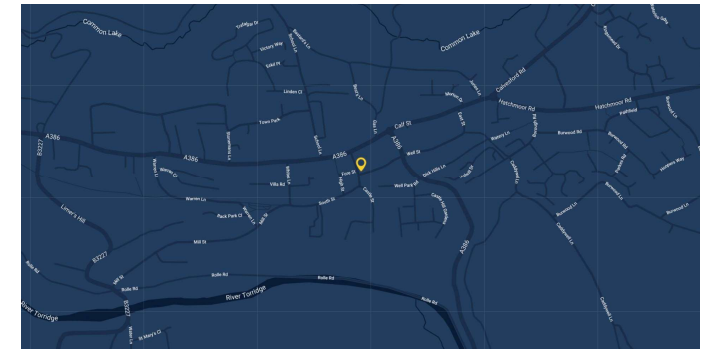
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please contact us today on 01805 624 426 to  
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to provide you with a free valuation of your home.

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