



Bond
Oxborough
Phillips

Changing Lifestyles

Gardenia Cottage

Sticklepath

EX20 2NW



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Asking Price - £260,000



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01837 500600

Gardenia Cottage, Sticklepath, EX20 2NW.



A deceptively spacious cottage situated centrally within a sought after Devonshire village, boasting an array of characterful features and an enclosed courtyard garden...

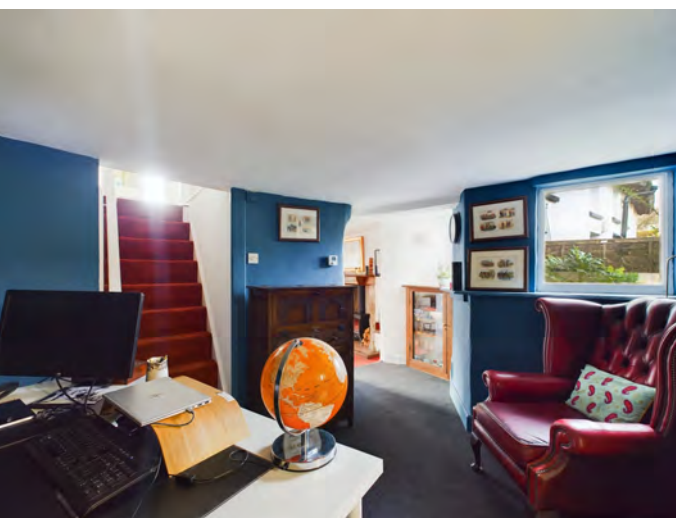
- Period Style Mid-Terraced Cottage
- Offering Two Bedrooms
- Characterful Features Throughout
- Enclosed Courtyard Garden
- Family Bathroom & GF Cloakroom
- Versatile Hobbies Room
- Designated Study/Office Area
- Convenient Transport Links
- Grade II Listed
- Within Dartmoor National Park
- Updated LPG Combi Boiler Heating
- EPC - F



Are you considering re-locating to the idyllic West Country, with the opportunity to reside on the northern edge of Dartmoor National Park? This period style home offers an array of private and social living accommodation, whilst embracing a wealth of character throughout...

This charming cottage is positioned centrally within the sought-after Devonshire village of Sticklepath. You benefit from being surrounded by unspoilt countryside, a social community spirit and nearby local services. There is the opportunity to explore local hotspots such as Cosdon Hill and Skaigh Woods via a selection of public trails.

Upon entry, you are greeted by a compact entrance area, efficiently designed to provide ample storage for your boots and coats, alongside welcoming visitors into your cosy abode. A free-flowing nature is apparent, you will be instantly drawn to the living room, a reception space offering plentiful floorspace, exposed woodwork and desirable inglenook fireplace.



Continuing through to the centre of the cottage, this versatile space is currently occupied as a home office, with ample natural light and the option to explore the kitchen or ascend to the first floor. The kitchen/dining room provides a neutral cosmetic theme, with sufficient worktop space and practical tiled flooring. As of summer 2021, the current vendor upgraded the property's central heating to an LPG Combi system.

Final additions of the ground floor include a cloakroom, a spacious hobbies room and rear access to the garden. The hobbies room is a versatile space, currently utilised as a fitness suite, with offerings of further private living accommodation if needed.

The first floor offers two double bedrooms, plus a contemporary family bathroom. Bedroom one is located to the rear of the cottage, the large window unit provides enjoyable amounts of natural light. The bathroom has been updated during current ownership, majority tiled, with shower over bath facilities.

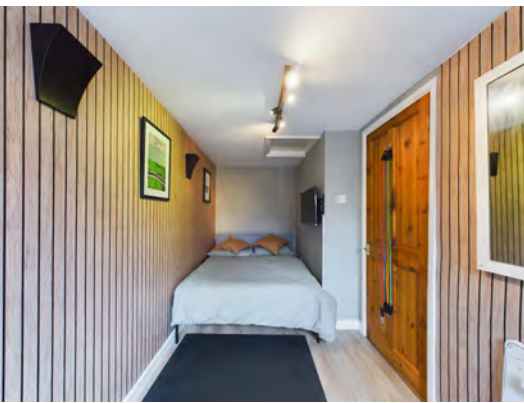
To the exterior, the rear courtyard garden is perfect for a peaceful outdoor seating area, with the opportunity for extra outdoor storage if desired.

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Situated centrally within the heart of the sought-after Devonshire village of Sticklepath, this home is within walking distance of both neighbouring villages of South Zeal and South Tawton, including nearby village amenities that are on offer. These include two public houses, convenient village store/café, church, and village hall.

This location is popular due to its positioning within Dartmoor National Park, with the traditional market town of Okehampton just a mere three-mile commute away. From here there is direct access to the A30 dual carriageway and rail link connections to the Cathedral City of Exeter and beyond.

Okehampton town offers an extensive range of shops, services and facilities. There are three supermarkets (including a Waitrose) a range of nationally and locally owned shops and businesses, together with a community medical centre and extensive array of leisure facilities, from rugby, football, 18-hole golf and swimming.



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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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.

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