



Bond
Oxborough
Phillips

Changing Lifestyles

Yew Tree Cottage

Sticklepath

EX20 2NW



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Asking Price - £260,000



Yew Tree Cottage, Sticklepath, EX20 2NW.

A wonderful period style residence boasting a wealth of character alongside modern convenience, a south facing rear garden, all whilst being positioned within Dartmoor National Park...



- Established End of Terrace Home
- Offering Two Bedrooms
- Cosy Living/Dining Room
- Inglenook Fireplace w/ Woodburner
- South Facing Rear Garden
- Within Dartmoor National Park
- Characterful Features Throughout
- Ground Floor Bathroom
- Convenient Transport Links
- Exposed Stonework Featuring
- Sought After Village Location
- Council Tax Band- B
- EPC - F



Are you searching for a period style property that embraces a wealth of character, all whilst being positioned centrally within a sought-after Devonshire village? This delightful cottage provides an efficient array of living space, alongside an established rear garden...

Yew Tree Cottage is a long-standing home spanning circa 40 years of ownership, portraying a balance of historical features combined with modern conveniences. 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, the entrance hall is bright and spacious, perfect for welcoming family and friends into your new abode. The internal oak doors are an attractive feature, with free-flowing access leading to both the front and rear of the property.

The living/dining room is the true heart of the home, a cosy reception space to say the least. With offerings of ample natural light, exposed stonework featuring and an ever so desirable inglenook fireplace. The kitchen is located to the rear of the cottage, with pleasant views over the established garden, ample storage provisions and worktop space.

Final offerings of the ground floor consist of a larger than average family bathroom, inclusive of a coral pink suite, with separate bath and shower facilities. Ascending to the first floor, we have on offer two well dimensioned bedrooms, both with sufficient floorspace for a selection of free-standing furnishings.

To the exterior, the gated front entrance provides pedestrian access through into the front garden. Convenient side access brings you to an elevated seating area with enjoyable views over the lower garden and neighbouring National Trust gardens spanning into the distance. The south facing orientation is a truly valued factor, embracing generous amounts of sunshine, plus the tranquil sound of the adjacent leaf.



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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.

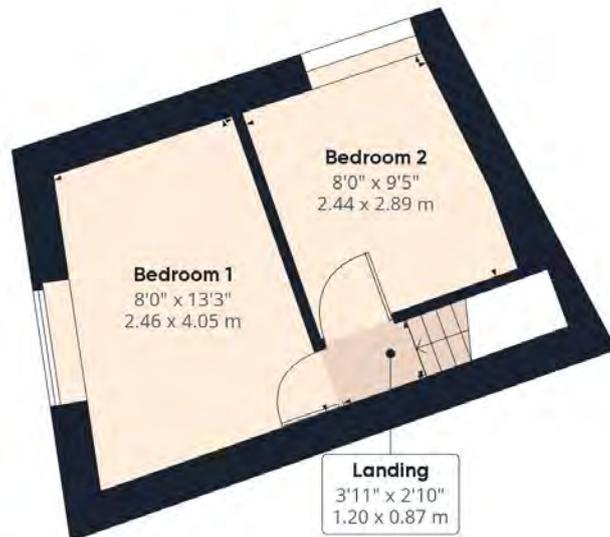
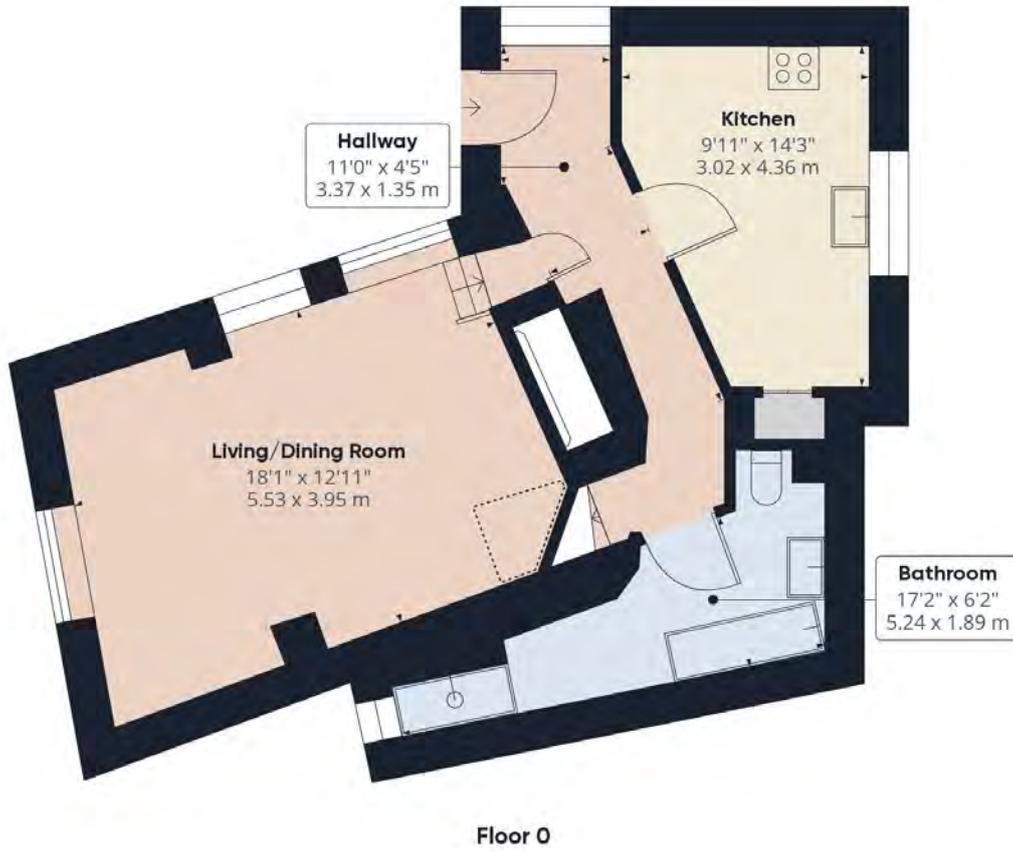
Okehampton town offers an extensive range of shops, services and facilities. There are three supermarkets (including a Waitrose) a range of nationally and locally owned shops and businesses, together with a community medical centre and extensive array of leisure facilities, from rugby, football, 18-hole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