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Changing Lifestyles

Foxhill Cottage

Petrockstowe

EX20 3ET



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Asking Price - £775,000



Changing Lifestyles

01837 500600

Foxhill Cottage, Petrockstowe, EX20 3ET.



A detached cottage positioned on the outskirts of a picturesque Devonshire village, embracing historical charm throughout, fabulous gardens and a two bedroom self-contained guest cottage...

- Established Characterful Residence
- Offering Two Bedrooms w/ Guest Cottage
- Plot Size of 0.89 Acres
- Wealth of Character Throughout
- Stunning Garden Room
- Dual Aspect Living Room w/ Woodburner
- Delightful Landscaped Gardens
- Generous Patio Area
- Large Vegetable Garden
- Gated Entrance & Driveway
- Grade II Listed
- Superfast Fibre Optic Broadband
- Updated Klargest Treatment Plant
- EPC - N/A



Description:

As you approach this idyllic property via the large gated entrance, beyond the stone fronted drive are two very well-presented cottages, that sit within a plot of circa 0.89 acres offering generous gardens, vegetable gardens and a peaceful setting with uninterrupted countryside views.

Foxhill Cottage itself is the main residency, boasting an aesthetically pleasing thatched roof, private gardens and delightful garden room. The cottage is entered via a porch that provides inviting access through to the bespoke country kitchen; fitted with integral units, Belfast sink and a free-standing electric cooker. The current vendors have incorporated an oak dining table into the window sill design. The dual aspect nature provides a wealth of natural light, leaving the kitchen bright, airy and truly appealing.

The living room is of an admirable size, retaining the exposed timber beams from the original build, as well as the desirable fireplace that houses a wood burner and historical clome oven. Our current owners have made the great addition of constructing the garden room, an extra reception space which is truly breathtaking. The oak detailing is something to admire, alongside the triple aspect window units, stone flooring, and double door access to the luscious gardens.

On the first floor are two double bedrooms, a family bathroom and a master shower room. The main bedroom that measures circa 16ft offers plenty of floorspace as well as integral storage and a shower room. The further double bedroom offers sympathetic wooden flooring, exposed ceiling beams, whilst the family bathroom has a roll top bath with elevated views over the beautiful gardens.

Foxhill Cottage, Petrockstowe, EX20 3ET.

The gardens have been beautifully landscaped to provide a delightful patio area, with mature flower beds, a pond and far reaching countryside views...



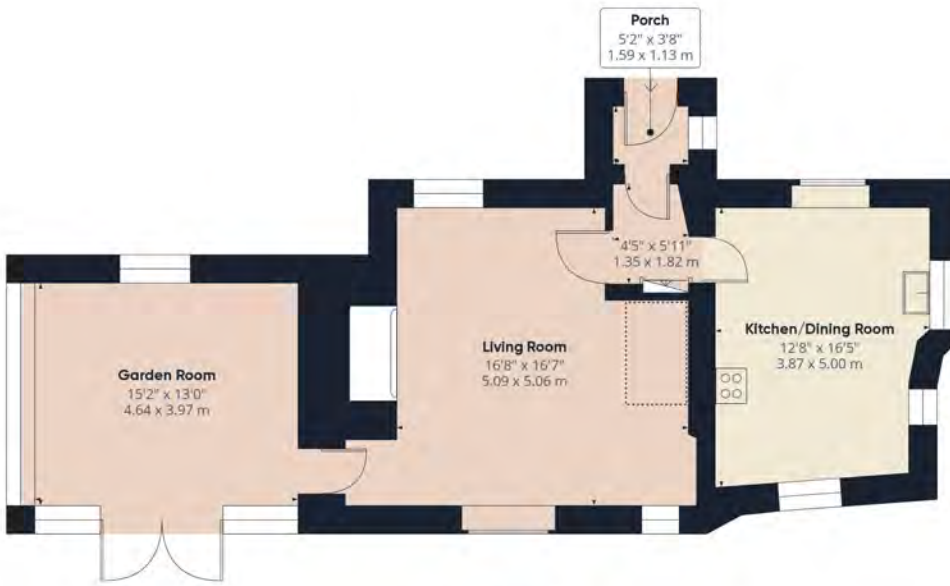
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The property itself is situated 1.5 miles from the idyllic Devonshire village of Petrockstowe. There is a thriving community with an active village hall, church and nearby Tarka trail.

The nearby market town of Hatherleigh is approximately 4 miles from the village and benefits from a weekly market and a range of local stores. Schools can be found at Hatherleigh and Merton for primary education.

There is secondary education at Okehampton and Torrington. The private school of Shebbear is also only 4 miles from the village.





Floor 0 Building 3

Approximate total area⁽¹⁾

1194.59 ft²
110.98 m²

Reduced headroom

14.43 ft²
1.34 m²



Floor 1 Building 3

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agent Note: The house currently runs off of an oil-fired combi boiler, but there is potential to run both Foxhill Cottage & the Guest Cottage off of the same boiler, if you wished to remove the current electric heating system in the Guest Cottage...

Guest Cottage



Description:

The guest cottage is a self-contained property that was formally used as stables.

With exposed beams, generous room sizes and character throughout you are instantly impressed with the condition of the cottage due to the modern take on a period style home. The cottage boasts an updated kitchen and sympathetic bathroom suite, as well as two double bedrooms on the first floor, with a generous living room that has an exposed staircase leading to the first floor.

Adjacent to the living accommodation is the feature of a large garage and store room. This space offers plentiful room for secure vehicular storage or generous storage provisions in the elevated mezzanine floor.

To the left of the cottage, there is a recently refurbished hobbies room and a practical boot room.

To the rear of the Guest Cottage is a large area currently used as a productive vegetable garden and fruit shrubs and small orchard of various fruit trees.

AGENT NOTE: The guest cottage at Foxhill Cottage is currently a separate residency for friends and family only, however our vendor has been in touch with the local authority and has been given confirmation that it is possible to be able to get this restriction lifted, to then use the cottage for an additional rental/holiday let income.

Outside Space:

The outside space at Foxhill Cottage is a delight from all aspects. It completes the whole stereotype of a 'chocolate box cottage with beautiful gardens and parking for multiple vehicles'. The majority of the garden space is positioned to the rear of the main cottage, with a pond, plus a patio area that is perfect for relaxing and entertaining. The large lawn area is linked by interconnecting pathways, surrounded by a selection of established trees and beautiful flower beds. Additionally, there is a further lawn area, providing impressive views of the surrounding countryside, with mature hedge line bordering and the opportunity to spectate the cottage from the rear aspect; taking in the craftsmanship of the spectacular oak garden room.



Floor 0 Building 1

Approximate total area⁸

1232.51 ft²
114.5 m²

Reduced headroom

21.98 ft²
2.04 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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.

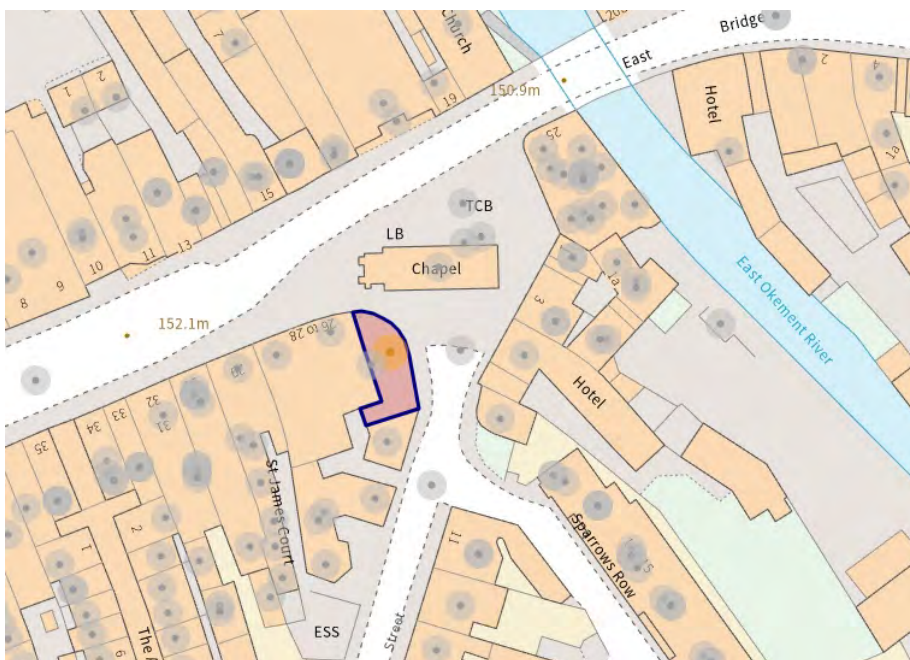
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on this property.

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