



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Mill Park  
Bratton Clovelly  
EX20 4JX



BRITISH  
PROPERTY  
AWARDS

2023



GOLD WINNER

ESTATE AGENT  
IN OKEHAMPTON



**Guide Price - £350,000**



Changing Lifestyles

01837 500600



# Mill Park, Bratton Clovelly, EX20 4FX.

A deceptively spacious semi-detached property, positioned centrally within a charming Devonshire village, boasting a versatile layout, impressive views and endless potential...



- Established Semi-Detached House
- Offering Four Bedrooms
- Multiple Reception Rooms
- Renovation Project - Endless Potential
- Versatile Accommodation Throughout
- Large Enclosed Rear Garden
- Generous 0.14 Acre Plot Size
- Impressive Views of Dartmoor NP
- Exposed Stonework & Woodburners
- Sought-After Village Location
- Superfast Broadband Area
- No Onward Chain
- EPC - D/E



Are you on the search for a property you could develop, renovate, and invest in, with the opportunity to create an extraordinary family home, all whilst being situated within a charming Devonshire village?

Mill Park is an established property which has been under ownership for over 40 years, recently vacated providing no onward chain. Positioned centrally within Bratton Clovelly, local benefits include the renowned 18th century Clovelly Inn and the chance to embrace picturesque views spanning towards the nearby edge of Dartmoor NP.

Until recently, the property has been tenanted as two separate residences. The opportunity has now been presented to create a large family home, with the potential to offer four impressive double bedrooms to the first floor and generous social/reception spaces to the expansive ground floor. The large landing area provides free-flowing access to all that the first floor has to offer, with plentiful natural light and floorspace.



The property itself embraces a wealth of characterful features, including exposed stonework, multiple feature fireplaces and delightful bay windows. The front bays are fantastic for capturing panoramic views of the surrounding landscape. Mill Park would truly benefit from the incorporation of a central heating system, layout re-configuration, new kitchen suite and cosmetic uplift throughout.

One of the most attractive and impressive features of this deceptively large house, is by far the 0.14-acre plot size. Included within this external offering is a well-tended, mature rear garden. A combination of established hedge line bordering, fencing and shrubs provide a secure boundary.

The garden is majority laid to lawn, with the chance to create your dream garden and indulge in those horticultural desires. The slight elevation of the rear patio means you can capture far reaching scenic views of Dartmoor's prestigious edge; including some of the most well-known Tor hotspots.

On street parking is available adjacent to the house. Superfast fibre broadband has been connected to the property with the exchange point located on the corner of the Chapel Rd.



# 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.

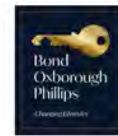
Okehampton is close by with a comprehensive range of shops and services including access to the prestigious Dartmoor National Park. From Okehampton there is convenient transport links to the cathedral city of Exeter via the A30 dual carriageway and reinstated railway line with direct connections to Exeter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

**Approximate total area<sup>(1)</sup>**

1816.03 ft<sup>2</sup>

168.72 m<sup>2</sup>

**Reduced headroom**

3.29 ft<sup>2</sup>

0.31 m<sup>2</sup>



Floor 1

(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.

GIRAFFE360

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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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