



Bond
Oxborough
Phillips

The key to moving home

Crosspark Hatherleigh EX20 3LU



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £600,000



Changing Lifestyles

01837 500600

Crosspark, Hatherleigh, EX20 3LU



Situated within a five acre private plot, this characterful, yet contemporary detached cottage has so much to offer...

- Three Bedroom Detached Cottage
- Modern Country Style Kitchen
- Family Bathroom & Shower Room
- Contemporary & Characterful
- Active Rayburn & Woodburner
- Five Acre Plot Size
- Additional Forge Outbuilding
- Private Woodland
- Two Contained Paddocks
- Peaceful & Private Plot
- Large Workshop/Garage
- Solar Panels (Freehold)
- Double Glazed Throughout
- EPC - C



Are you looking for a peaceful, private plot nestled within the Devonshire countryside? Crosspark has got you covered!

This spacious three-bedroom cottage incorporates a striking abundance of characterful, yet contemporary features. Plus, the impressive featuring of two contained paddocks, private woodland, large workshop, and forge outbuilding.

Upon arrival at the property, entry is gained through the charming properties five bar gate, adding an additional essence of privacy and security. Plentiful off road parking opportunities are apparent, with the added benefit of car port and further garage facilities.

A bright and spacious entrance hall is the perfect initial starting point for this delightful cottage, leading you through to the recently renovated country style kitchen, boasting a house warming Rayburn and breath-taking views over the surrounding gardens. The recently converted sun room is the perfect, tranquil setting to relax and enjoy the sunshine, with the added benefit of patio doors.



Continuing through to the remarkably dimensioned living/dining space, the real heart of the home, we have a recently installed wood burner, reclaimed parquet flooring, plus upgraded window units. The study/office area really embraces the main attributes this cottage has to offer, from exposed stone work, modern spotlighting as well as historical ceiling beams.

As we head up to the first floor, we have on offer three bedrooms and a modern family bathroom. A large landing area gives access to these further rooms, natural light being a noticeable feature from the recently installed Velux window over the staircase.

Crosspark, Hatherleigh, EX20 3LU.

...from generous floor space throughout, two contained paddocks, large workshop space, plus solar power.



Approximate total area*
108.32 sq ft
10.03 sq m

(*) Including all areas (not just rooms)

* Please apply common sense when using this information. It is not intended to be used as a substitute for professional advice. The information is provided for your information only.

00000000

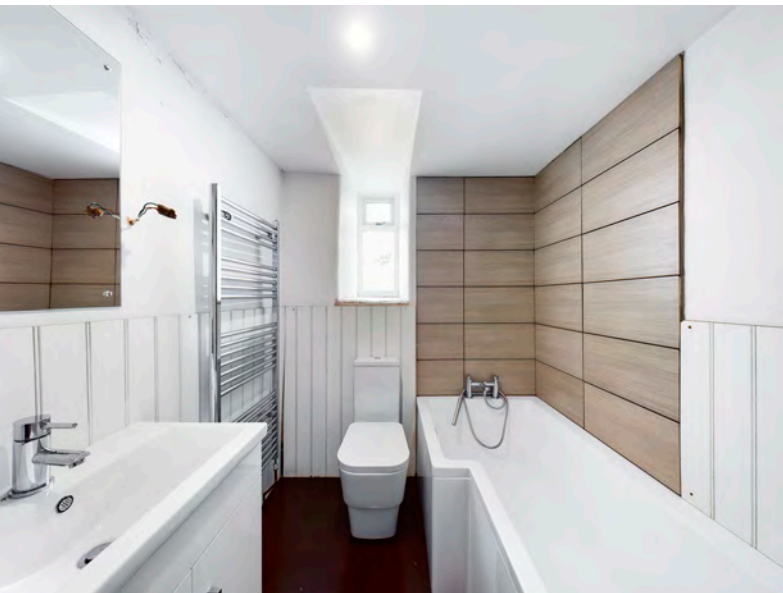


Changing Lifestyles

Situated on the outskirts of the nearby market town of Hatherleigh, which offers a traditional range of amenities including supermarket, Post Office, garage/supermarket, public houses and has cafes, arts and crafts shops, farm supplies and building supplies.

The town also benefits from a primary school, health centre, veterinary surgery together with a community centre and weekly market. The town has a strong community spirit with an annual arts festival and renowned carnival.

Coastal access to North Cornwall's popular destination of Bude is just a mere 22 miles away, as well as being situated 8 miles from the neighbouring established town Okehampton, the edge of Dartmoor National Park.



Continued Description

Upon initial observation, Crossways presents itself as a secluded property with a notable absence of immediate neighbors, situated approximately 0.25km away. Spanning 5.00 acres, the expansive outdoor area offers remarkable versatility and adaptability, encompassing the main residence, forge, workshop/garage, extensive gardens, paddocks, and approximately 4 acres of easily accessible woodland.

The historically significant forge outbuilding, previously approved for a one-bedroom dwelling, merits thoughtful consideration, presenting substantial potential for generating additional income or accommodating family members in a dual-living arrangement.

The secluded rear gardens afford complete privacy for various pursuits, including gardening, landscaping, entertaining, and providing ample space for children to play under vigilant supervision. Currently featuring predominantly lawns, the grounds also accommodate a generously sized chicken coop and beehives.

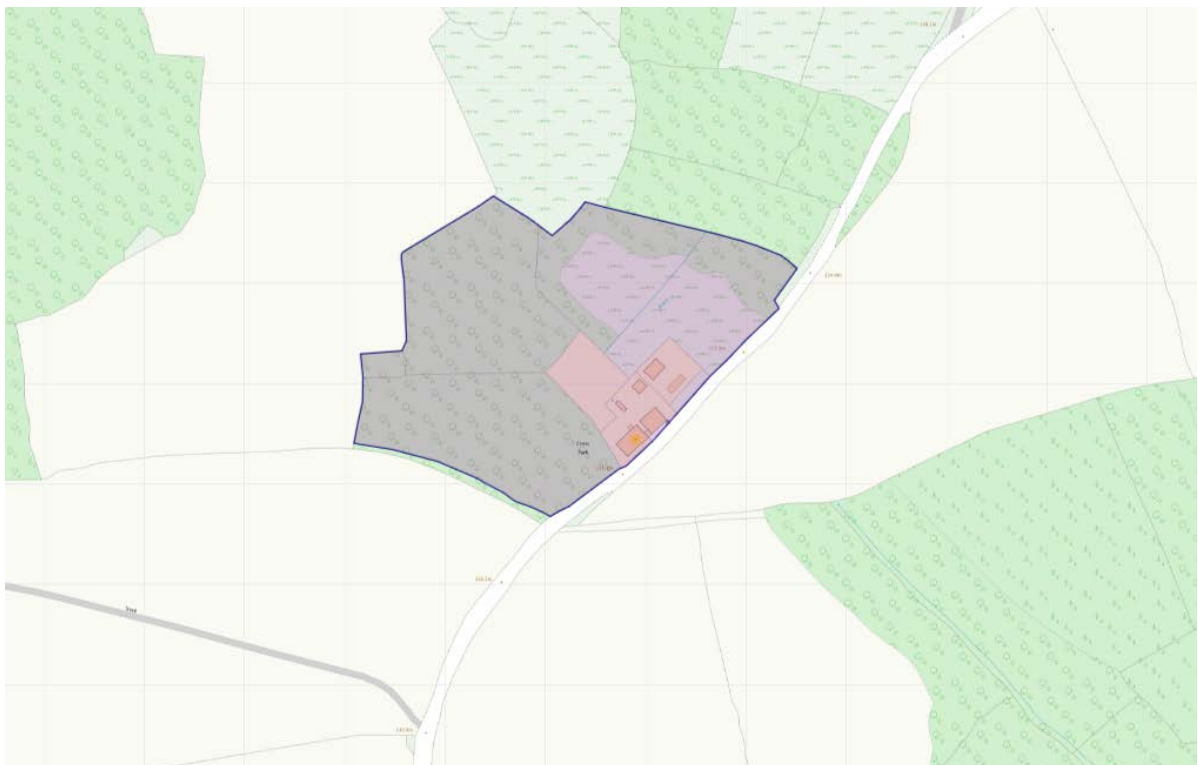
Tucked away in a corner of the property lies access to a the private woodland, offering valuable resources for year-round firewood, recreational activities, and fostering natural habitats.

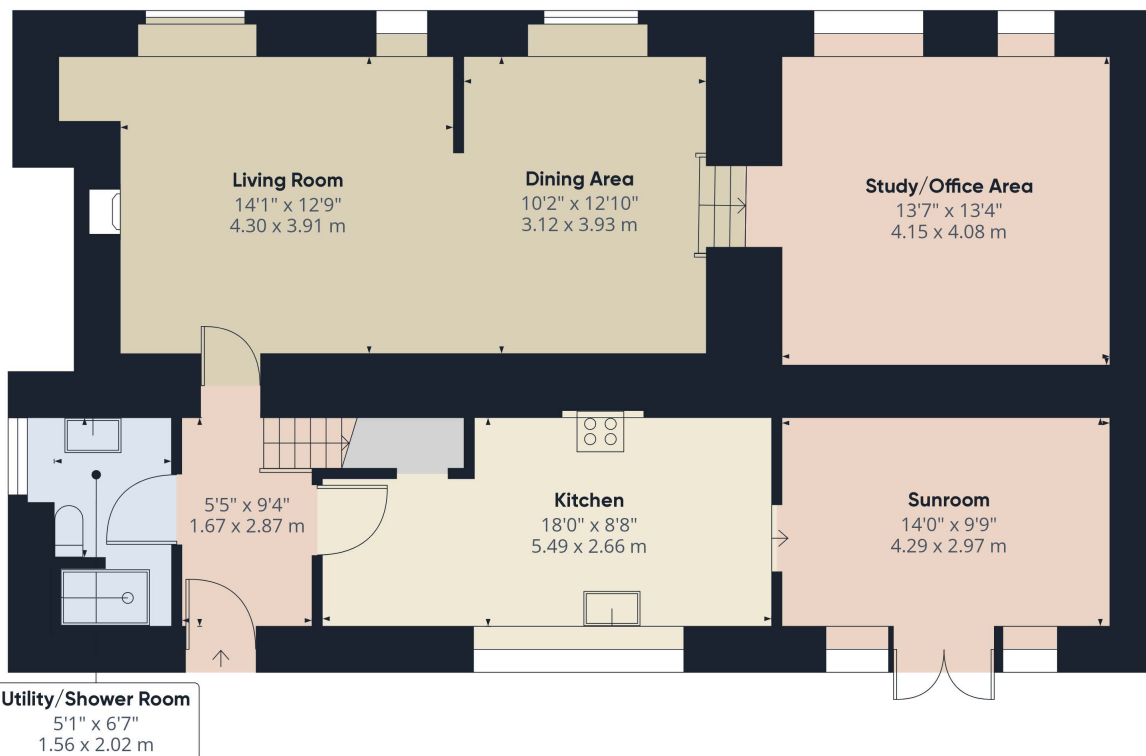
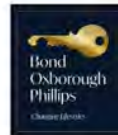
Furthermore, the property boasts two self-contained paddocks, augmenting the appeal of Crosspark by offering opportunities for small-scale farming or equestrian pursuits, conveniently accessible from the doorstep.

The inclusion of off-road parking, complemented by a carport and garage/workshop facilities, further bolsters the allure of this exclusive estate.



Changing Lifestyles





Approximate total area⁽¹⁾

1505.61 ft²

139.88 m²

Reduced headroom

4.33 ft²

0.4 m²



(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

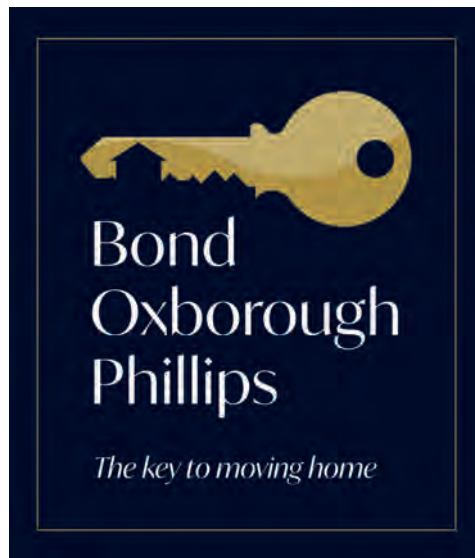
Floor 1 Building 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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.



Scan here for
our Virtual Tour:



bopproperty.com

Offices throughout Devon and Cornwall