

Holly Cottage Exbourne EX20 3QT



BRITISH
PROPERTY
AWARDS

2024
★★★★★

GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Offers in Excess of - £375,000



Changing Lifestyles

01837 500600

Holly Cottage, Exbourne, EX20 3QT.

A semi-detached stone built cottage that offers a rare setup that includes an upgraded home, with large insulated workshop and mezzanine floor, plus enclosed gardens and plenty of off-road parking...



- Stone Built Cottage
- Semi-detached Home
- Offering Two Bedrooms
- Contemporary Kitchen/Dining Room
- Recently Upgraded Shower Room
- Cosy Living Room w/Wood Burner
- Enclosed, Private Rear Garden
- Ample Off-Road Parking & Garage
- Large Insulated Workshop (9.6m x 7.4m)
- Easily Accessible to Local Towns/Villages
- Oil Fired Central Heating
- Council Tax Band - B
- EPC - E



Are you looking for a peaceful home that allows you to pursue your hobbies in private, or a charming home to make your own, this cottage provides the perfect canvas.

Welcome to Holly Cottage, a beautifully renovated 2-bedroom cottage that effortlessly combines traditional charm with modern amenities. Located in a tranquil countryside setting, this home is perfect for those who cherish the peace and beauty of nature while still enjoying the comforts of a thoughtfully upgraded home.

As you step inside, you are greeted by a warm and inviting living room, featuring a classic wood burner that not only adds character but also provides cozy warmth during cooler months. This space is ideal for relaxing with a good book or entertaining guests in a setting that exudes rustic elegance. The heart of the home is the recently upgraded kitchen, tastefully designed with contemporary fittings and finishes. With ample counter space, modern appliances, and thoughtful storage solutions, it's a perfect place to prepare meals for the family after a days work!

The property includes two comfortable bedrooms, each offering serene views of the countryside, ensuring a restful night's sleep. The newly upgraded shower room is both stylish and functional, featuring modern fixtures and a spacious shower area that adds a touch of luxury to your daily routine.

Step outside to discover an enclosed garden that is truly a gardener's paradise. Meticulously maintained, with well-manicured lawns and flower bed borders. This private outdoor space is perfect for summer barbecues, quiet morning coffees, or simply soaking in the beauty of your surroundings. There is the added benefit of a recently refurbished and insulated potting shed offering the potential for a variety of uses.

One of the standout features of this property is the expansive outbuilding, currently utilized as a workshop. This versatile space is fully insulated and ply lined and is perfect for artisans, hobbyists, or those needing extra storage, offering endless possibilities. The workshop is equipped with a mezzanine floor, providing additional storage or workspace, ideal for more extensive projects or even potential conversion opportunities (STP). Beyond the workshop, the property boasts a large hardcore area, offering ample parking space for multiple vehicles, caravans or motor homes. This area is securely enclosed with robust wooden gates, ensuring privacy and peace of mind.

Traditionally stone-built with a slate roof, this cottage also features modern double-glazed windows throughout. With potential for future expansion or customization, subject to planning permissions, this property offers a rare opportunity to embrace country living without sacrificing the conveniences of modern life.

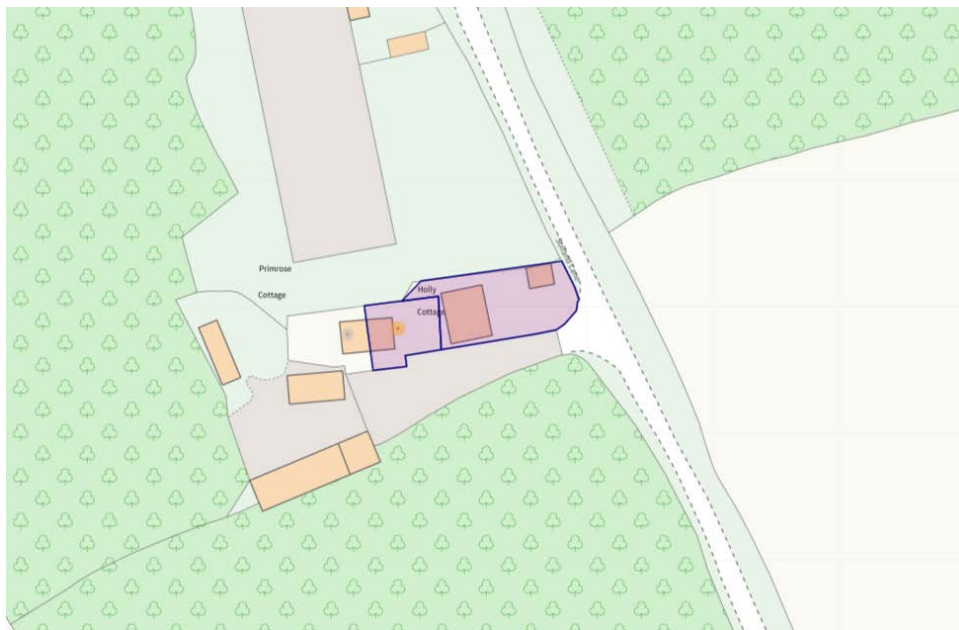


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This property is situated on the outskirts of a peaceful and highly sought after village surrounded by picturesque countryside, with Dartmoor National Park on the horizon. Exbourne boasts an array of village amenities including 'The Burrow' community shop/post office, renowned garage, public house and primary school.

The village is served by a regular bus service to Exeter, Hatherleigh and Okehampton. A more comprehensive range of facilities can be found in the neighbouring market towns of Hatherleigh or Okehampton, both situated approximately five miles in distance.

Okehampton offers an excellent range of shops and services, including three supermarkets, community medical centre and leisure facilities set within the local hotspot of Simmons Park. From here there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail links and international air connections.



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:



Approximate total area^m

520.87 ft²

48.39 m²



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

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