

# 2 Southball Cottage Bridestowe EX20 4EN



**Guide Price - £220,000**





# 2 Southball Cottage, Bridestowe, EX20 4EN

A cottage with huge potential located in the heart of the popular village of Bridestowe, with a local pub and village shop within walking distance, plus easy access to the A30...



- Renovation Project
- Popular Village Location
- Offering Three Bedrooms
- Kitchen / Dining Room
- Large Living Room
- Centrally Located Wood Burner
- Walking Distance to School
- Close Proximity to Local Amenities
- Convenient Transport Links
- Oil Fired Central Heating
- Workshop / Garage
- Council Tax Band - B
- EPC - E



Are you in search of a renovation project in a sought-after village, whether to create your future home, resell, or expand your rental portfolio? 2 Southball Cottages might be the ideal choice.

The home's interior layout is straightforward, featuring a spacious living room with a wood burner as its centerpiece. Measuring over 22 feet in length, this room is flooded with natural light from three windows. The living room leads to the rear kitchen, currently equipped with countertops on two walls, providing ample workspace, along with a breakfast bar for casual dining. The kitchen also includes space for two appliances and an integrated oven, while a solid fuel Rayburn adds a touch of character. This room showcases several historic features, including deep window bays, dark wooden beams, and thick walls. Beyond the kitchen, you'll find a rear entrance hallway and a convenient downstairs cloakroom.



Upstairs, there are three bedrooms and a family bathroom. The largest bedroom, situated above the living room, offers plenty of space for free-standing furniture. The other two bedrooms provide versatility, perfect for guests, a home office, or further development. The family bathroom, located above the kitchen, includes a basin, toilet, and bathtub.

One of the notable features of 2 Southball Cottages is the 'garage / workshop' space, which presents an excellent opportunity for further development to significantly increase the home's square footage. Currently an open area, it has previously been used for off-street parking and general storage.

To the rear of the property, a small garden can be accessed through the rear hallway or via a side gate adjacent to the garage/workshop.

REF: Our current owner has previously applied to convert the garage / workshop into a one/two bedroom unit which could bring in potential income, or even be used for dual-living for a family member.



# Changing Lifestyles

Situated within the Devonshire village of Bridestowe. The village itself is situated at the head of the Lew Valley at the north western foothills of the Dartmoor National Park.

The village offers the expected amenities including a primary school, 17th century pub, post office/general store, village hall and two churches all surrounded by some of Devon's finest countryside.

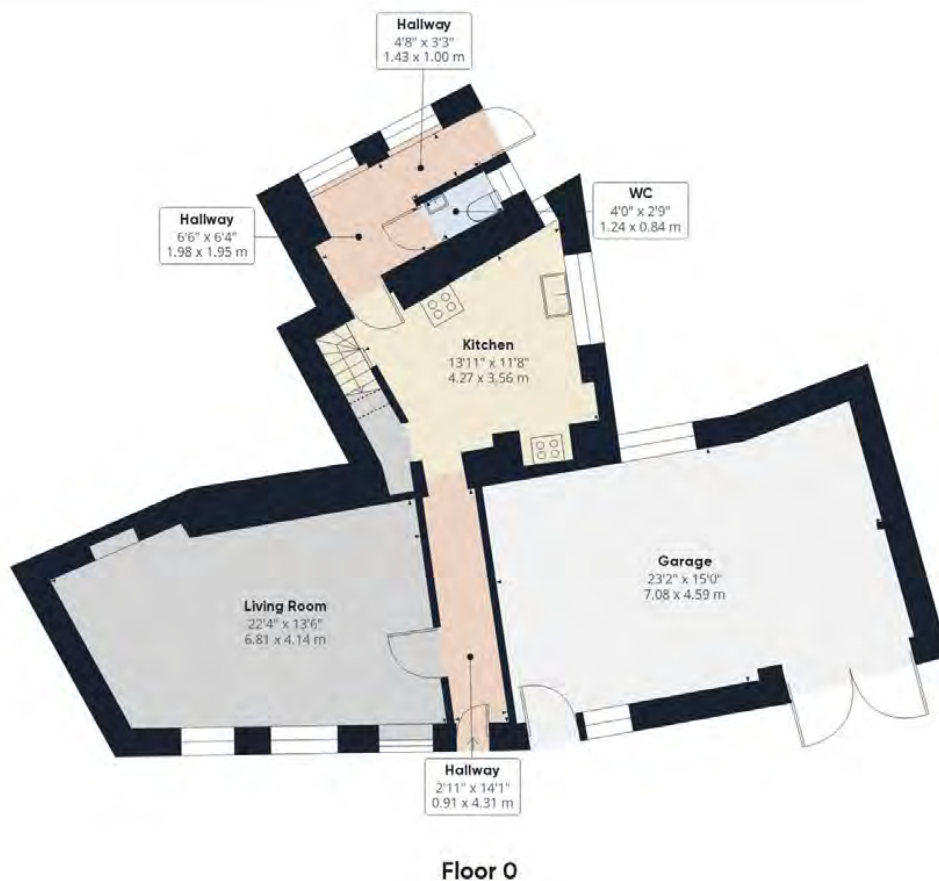
Okehampton is approximately a 15-minute drive which supports a more comprehensive range of facility and shopping. The A30 dual carriageway to Exeter and the M5 is approximately 5 minutes from the property and the open moorland of the Dartmoor National Park begins just a mile from the main village.



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

1330.85 ft<sup>2</sup>

123.64 m<sup>2</sup>

#### Reduced headroom

2.48 ft<sup>2</sup>

0.23 m<sup>2</sup>



**Floor 1**

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