



Harmony Cottage

Petrockstowe

EX20 3HN



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £350,000



Harmony Cottage, Petrockstowe, EX20 3HN.



An incredibly well presented Grade II Listed Cottage, located in the popular village location of Petrockstowe, offering three bedrooms and open plan living ...

- Detached Grade II Listed Cottage
- Offering Three Bedrooms
- Character Features Throughout
- Ground Floor Family Bathroom
- Large Living Room
- Wood Burner
- Detached Garden w/Gated Parking
- Popular Village Location
- Solar Panels (Freehold)
- Air Source Heat Pump
- Superfast Fibre Broadband
- Council Tax Band - C
- EPC - D



Are you searching for a home full of character, set in a sought-after village, with stunning countryside views and a charming church nearby?

Look no further than Harmony Cottage, a beautiful thatched cottage nestled in the heart of the popular village of Petrockstowe. This three-bedroom home perfectly combines period charm with modern living, offering a perfect retreat for those seeking the rural lifestyle without having to sacrifice the comfort factors too.

The striking thatched roof and whitewashed exterior is the true definition of what we all expect a cottage to be, this instantly draws you in to discover more. Inside, the cottage is brimming with character, featuring two inviting reception rooms adorned with original exposed beams, creating a warm and authentic cottage feel. The dining room, ideal for gatherings, flows seamlessly into the spacious living room, a perfect spot for cozy evenings by the fire or entertaining friends. The thoughtfully designed kitchen boasts ample storage and countertop space, offering everything you need for home-cooked meals. A ground-floor bathroom adds to the home's convenience and practicality at the bottom of the stairwell.

On the first floor, two generously proportioned double bedrooms bathe in natural light and offer picturesque views of the village and rolling Devonshire countryside. A charming third bedroom provides versatility as a guest room or home office, and is connected to the master bedroom via a Jack and Jill cloakroom for added convenience. The traditional charm of the cottage is enhanced by low-set windows, exposed timber beams, and delightful architectural details throughout.

Tucked behind the cottage, the detached garden presents a private spot to enjoy. Enclosed by gated parking, this peaceful outdoor space is perfect for gardening, unwinding, or entertaining. Complete with a garage and a summer house that can double as a home studio, workshop or additional storage, this additional space complements the charm of the home while offering versatility for a variety of lifestyle needs.

Additionally, the property benefits from recent eco-friendly upgrades, including the installation of an air source heat pump and solar panels, providing both energy efficiency and sustainability. These modern enhancements make Harmony Cottage not only beautiful but practical for the future.



Changing Lifestyles

Situated within the idyllic Devonshire village of Petrockstowe, this impressive residence is within close proximity to the village centre and its amenities on offer.

There is a thriving local community, alongside two churches and the parish hall, the nearby Tarka trail is quite the attraction. The nearby market town of Hatherleigh is approx. four miles from Petrockstow, with further benefits of cafes, a post office and shopping opportunities.

Schools can be found at Hatherleigh and Merton for primary education. Secondary education can be located at neighbouring market towns, Okehampton and Torrington. The private school of Shebbear is only four miles from the village also.



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 Building 1

Approximate total area⁽¹⁾
1006.64 ft ²
93.52 m ²
Reduced headroom
25.51 ft ²
2.37 m ²



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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