

Hammetts Hill

Sampford Courtenay

EX20 2SZ



BRITISH
PROPERTY
AWARDS

2024



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Offers in Excess of - £280,000



Hammetts Hill, Sampford Courtenay, EX20 2SZ.



A charming three-bedroom home brimming with character, featuring a cozy fireplace and spacious gardens that offer beautiful views beyond..

- Enchanting Character Cottage
- Rich History, Dating Back to the 1860s
- Beautiful Stonework Features
- Open Kitchen/Dining Area
- Cozy Living Room with a Woodburner
- Elevated & Private Garden
- Wonderful Views of the Rolling Countryside
- Spacious Utility Room
- Three Delightful Bedrooms
- Family Bathroom
- Prime Village Location, Highly Sought-After
- EPC - E



Nestled in the heart of an idyllic village, Hammetts Hill is a warm and inviting home, just a short stroll from the charming local pub, The New Inn, and with convenient access to Dartmoor's landscapes as well as nearby towns and cities. This property is perfectly suited to a range of lifestyles, whether as a cozy long-term residence, a lock-and-leave retreat, or even a highly desirable holiday cottage.

Believed to date back to the mid-1800s, Hammetts Hill offers a beautiful blend of traditional charm and modern convenience. Throughout its ownership, it has been meticulously maintained, showcasing thoughtful care and attention to detail. Located in the sought-after village of Sampford Courtenay, this property places you within a friendly and welcoming community.

Inside, the spacious kitchen and dining room provide abundant worktop space for meal preparation, with plenty of room to accommodate a full family dining table. The adjacent, large utility room offers further storage, practical access to the rear garden, and space for essential household appliances, including an American-style fridge freezer. This functional layout makes daily living and entertaining both comfortable and enjoyable.



The living room is the heart of the home and an absolute showpiece, featuring a striking exposed-stone centerpiece that beautifully frames the active wood burning stove. This addition not only provides an efficient source of warmth but also creates a cozy atmosphere that invites you to unwind and relax year-round.

Upstairs, the first floor presents two double bedrooms, each offering a unique view. One overlooks the private garden, while the other opens onto the peaceful countryside beyond. A third bedroom, adds versatility to the layout and is easily adaptable as a guest room, study, or nursery.

The rear garden can be accessed either through the utility room or via a private pedestrian gate from the neighboring property (no right of way exists over Hammetts Hill itself). On the lower level, a secluded patio area is bordered by a high stone wall, adding both privacy and charm. The space includes a practical storage unit for outdoor tools and equipment.

Ascending the paved steps, you reach the primary garden area, which is largely laid to lawn with a raised gravel seating area. This elevated spot is perfect for enjoying panoramic views over the surrounding countryside and toward the picturesque village church, creating a perfect setting for relaxation and appreciation of this home's stunning natural surroundings.

Changing Lifestyles

Situated in the charming and historically rich village of Sampford Courtenay, this property offers the perfect blend of rural tranquility and community spirit. The village is well-regarded for its picturesque Devon countryside, featuring rolling hills and a network of walking and riding paths. At the heart of the village, you'll find the Grade I listed St. Andrew's Church, dating back to the Norman period and famous for its medieval architecture and carved features. This historic church was a key site during the 1549 Prayer Book Rebellion, a significant chapter in local and English history.

The community hub, The New Inn, is a thatched, 17th-century pub that has recently been restored, providing a warm setting to enjoy traditional fare. Sampford Courtenay's location allows easy access to outdoor activities, from fishing to coastal visits, with Devon's stunning beaches just a short drive away. Positioned between vibrant market towns like Okehampton, the village provides both the calm of country life and proximity to necessary amenities.

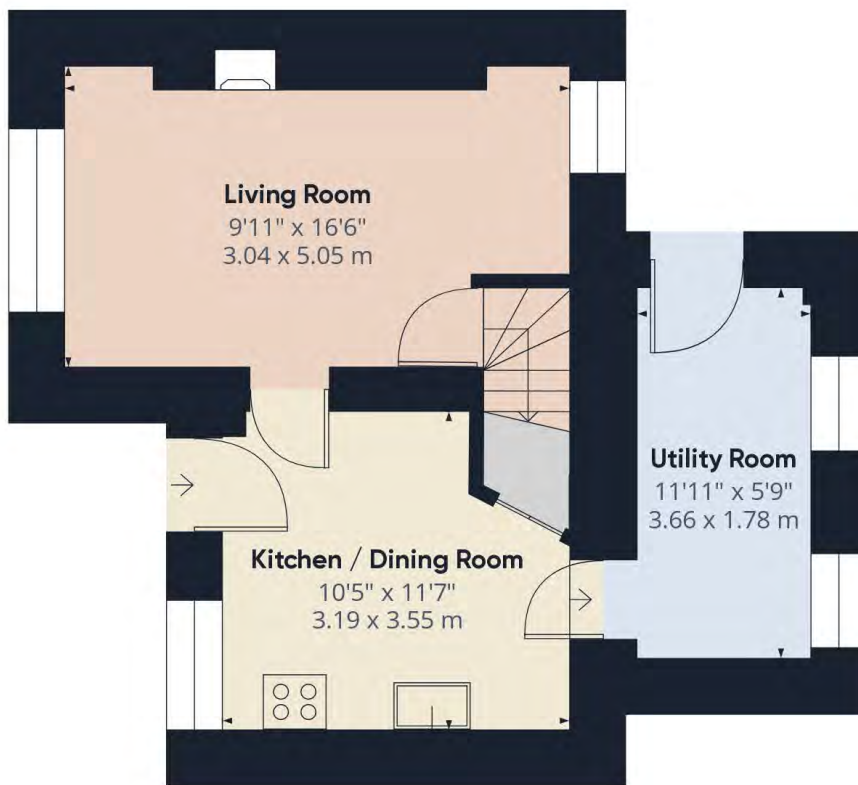
This idyllic location promises a lifestyle suited to nature enthusiasts, history lovers, or anyone looking for a peaceful Devon retreat.



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:



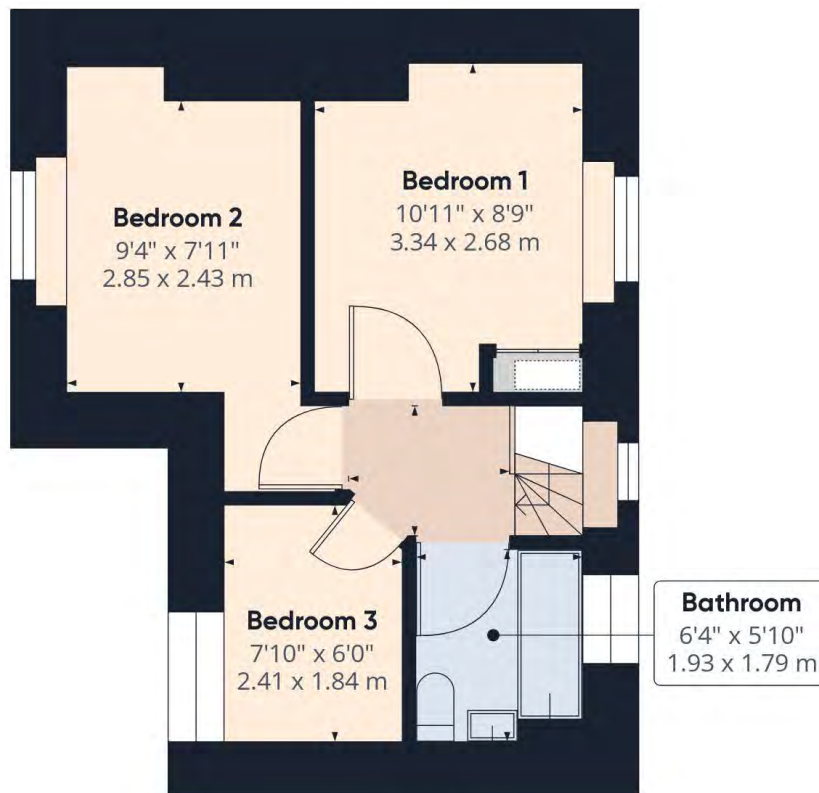


Floor 0

Approximate total area⁽¹⁾

638.94 ft²

59.36 m²



Floor 2

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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.

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