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Oxborough
Phillips

Changing Lifestyles

8 Market Street
Hatherleigh
EX20 3JN



BRITISH
PROPERTY
AWARDS

2024



SILVER WINNER

ESTATE AGENT
IN SOUTH WEST
(CORNWALL & DEVON)



BRITISH
PROPERTY
AWARDS

2024

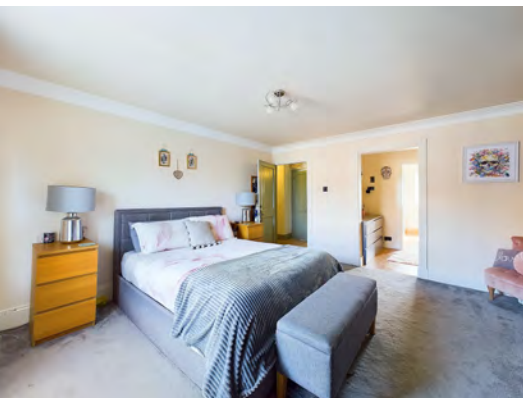


GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Offers in Excess of - £500,000



Changing Lifestyles

01837 500600

8 Market Street, Hatherleigh, EX20 3JN.

A Landmark 17th Century Home in the Heart of Town, Meticulously Renovated to Offer Flexible Living, Historic Charm, Dual Occupancy Potential & a Private Garden...



- 6/7 Bedroom Character Property
- Dual Occupancy & Income Potential
- Historic 17th Century Coach Inn
- Exposed Beams & Stone Walls
- Stunning L-Shaped Living Room
- Dressing Room & En-suite Master
- Large Rear Garden & Courtyard
- Second Separate Living Space
- Flexible Living Accommodation
- 0.25-Acre Town Center Plot
- Convenient Parking Options
- Council Tax Band - D
- EPC - D



Discover an extraordinary property nestled in the heart of the town, where historic charm meets modern luxury. 8 Market Street, also known as Plumlee House, was once a renowned 17th Century Coach Inn and has now been transformed into an impressive family home. Meticulously renovated by the current owners, this property offers both spacious and flexible accommodation, with the exciting potential for dual occupancy or additional income streams.

Prepare to be captivated by the WOW factor from the moment you step inside. The grandeur of the large L-shaped living room immediately catches your eye, boasting an abundance of character features and exquisite attention to detail. From the sand blasted stonework surrounding the fireplace to the exposed beams, every element has been meticulously crafted to the highest standards. The living room offers tremendous versatility, currently divided into three distinct areas—a games room, a dining room, and a comfortable living space. Additionally, a discreet study area has been thoughtfully incorporated, providing a quiet retreat.

Continuing through the property, you'll find a beautifully presented hallway adorned with more exposed stonework, leading to patio doors that open up to a spacious rear garden. A convenient downstairs cloakroom is also located on this level. The generous dining room, perfect for hosting family gatherings or Sunday dinners, features an elegant wooden door on iron runners, maintaining the contemporary aesthetic. Adjacent to the dining room is an additional room, currently used as a temporary bedroom, which conveniently connects to the games room. The kitchen boasts ample storage on all four sides, with plenty of space for additional appliances, a large gas cooker, generous worktops, and even an optional island.



Upstairs, privacy and comfort await as the upper level provides ample space for the entire family. Four double bedrooms each showcase their own unique and delicate features, paying homage to the home's rich history. The master suite has been tastefully modernized, combining a bright and modern ambiance with the timeless beauty of an exposed stone fireplace. A practical dressing area complements the generous master en-suite bathroom, complete with a large walk-in shower and a luxurious bathtub. Bedroom two continues the theme of exposed stonework, while the remaining bedrooms offer a simple yet spacious design, allowing for the addition of personal furnishings. The thoughtfully designed family shower room features a large walk-in shower, basin, toilet, and ample storage space.

At the end of the hallway, a doorway leads to the second part of the property, offering the option to seamlessly integrate the two sections or maintain them as separate living spaces. The first floor of this section encompasses three rooms, two of which are currently used as double bedrooms, along with an additional living room. The ground floor features a convenient kitchen and dining area.

Situated on a generous plot measuring 0.25 acres, this property provides a unique sense of tranquility in the heart of the town center. With The George Inn & The Tally Ho just steps away while the Co-op and other local businesses are within walking distance, convenience is at your fingertips. The outdoor space is accessible through the side door from the kitchen, patio doors from the hallway, or the passageway, offering a private and low-maintenance area perfect for hosting summer barbecues, entertaining children, or giving your four-legged friends a quick outing. The main garden area features a level lawn, while the remaining space encompasses mature flower beds that create a serene oasis amidst the bustling town.

Parking is readily available, with on-street parking in front of the property, as well as additional parking options in the passageway or courtyard for those requiring extra vehicle space.

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This unique property is situated within the heart of Hatherleigh town 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 and cattle sales. The town has a strong community spirit with an annual arts festival and renowned carnival.

A more comprehensive range of facilities can be found in the nearby town of Okehampton with its good range of shops and services and three supermarkets including a Waitrose. Okehampton has schooling from infant to sixth form level and is situated adjacent to the A30 dual carriageway, providing a direct link to the cathedral and University City of Exeter with its M5 motorway, mainline rail 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:





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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.

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.

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Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.