



Bond
Oxborough
Phillips

Changing Lifestyles

Cartlands
Petrockstowe
Okehampton
Devon
EX20 3HD

Asking Price: £360,000



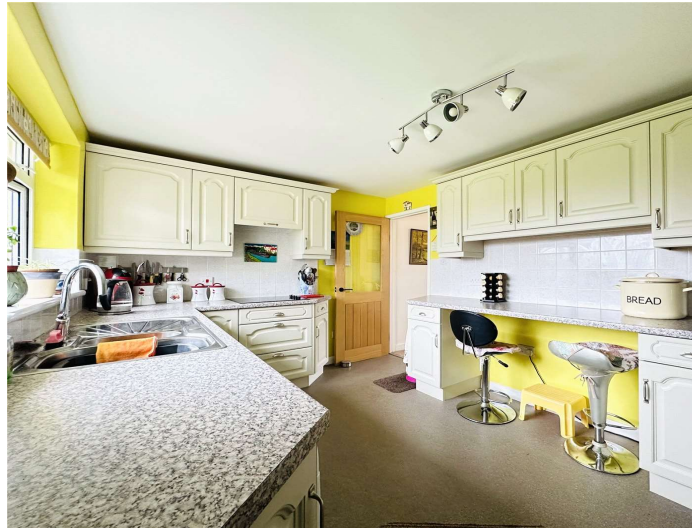
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01805 624 426
torrington@bopproperty.com

Cartlands, Petrockstowe, Okehampton, Devon, EX20 3HD



- Garage
- Total plot size of 1/4 acre
- Three bedrooms
- Re-fitted bathroom
- Large vegetable plot
- Double glazed
- Garden top views
- EPC: E
- Council Tax Band: C



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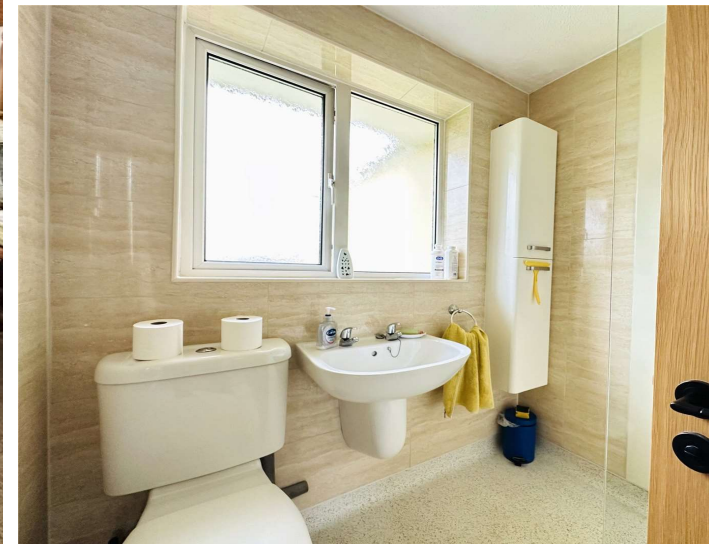
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❖Welcome to Cartlands, the finest bungalow in the charming village of Petrockstowe, offering the perfect blend of modern comfort, character, and natural beauty. This beautifully presented detached home sits proudly on a generously sized plot, boasting a wealth of outdoor space and privacy, making it an idyllic retreat for those seeking tranquillity and convenience in equal measure.

A Warm Welcome Awaits, As you arrive at Cartlands, the first thing you'll notice is the impressive upgraded iron driveway gates that provide a sense of privacy and security. These gates open to reveal ample parking space, making this property perfect for families, guests, or those with multiple vehicles. The expansive driveway leads to the front entrance of the bungalow, where you'll be immediately struck by the property's immaculate presentation and the stunning surroundings.

A Garden Like No Other! The real standout feature of Cartlands is the incredible garden that surrounds it. The garden wraps around the bungalow, creating a peaceful and private oasis. The extensive grounds include beautifully manicured lawns, mature trees, and an abundance of colourful flower beds. But what truly sets this garden apart is the inclusion of vegetable plots, allowing you to grow your own produce in an idyllic setting. Whether you're a gardening enthusiast or simply enjoy the peace of mind that comes with such a vast outdoor space, Cartlands has it all.

The Heart of the Home

Step inside, and you'll immediately appreciate the warmth and care that the current vendors have poured into making this house a truly special home. One of the highlights of the interior is the stunning log burner, undoubtedly one of the finest you'll see. Not only does it provide a cosy, inviting atmosphere for the colder months, but it also includes an integrated pizza oven – a perfect addition for those who love to entertain and enjoy delicious homemade meals.



The open-plan layout flows seamlessly from the living area to the dining space and kitchen, making it an ideal place for both family life and social gatherings. The large windows throughout flood the space with natural light, offering lovely views of the garden and the surrounding countryside.

The Location – A Hidden Gem

While the house itself is extraordinary, it's the location that truly elevates Cartlands to something special. Petrockstowe is a picturesque, peaceful village nestled in the heart of the Devonshire countryside. Known for its stunning walking trails and scenic views, it's the ideal place for outdoor enthusiasts and nature lovers to explore.

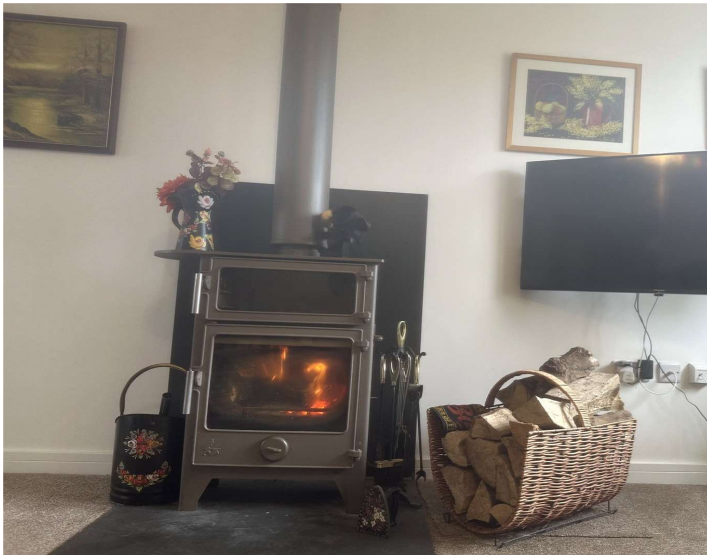
Whether you're taking a leisurely stroll through the village or embarking on a more adventurous hike in the surrounding areas, the location provides the perfect backdrop for a relaxed and active lifestyle. Despite its rural charm, Petrockstowe is within easy reach of local amenities and transport links, ensuring convenience without sacrificing the tranquillity of village life.

An Opportunity Not to Be Missed

The current vendors have poured love, care, and attention into every detail of this property, transforming it into a home that's both practical and stunning. With its extensive parking, exceptional gardens, cosy log burner with integrated pizza oven, and the unmatched beauty of the village of Petrockstowe, Cartlands offers a rare opportunity to enjoy the very best of country living.

Don't miss your chance to own this exceptional home. Contact us today to arrange a viewing and experience everything Cartlands has to offer!

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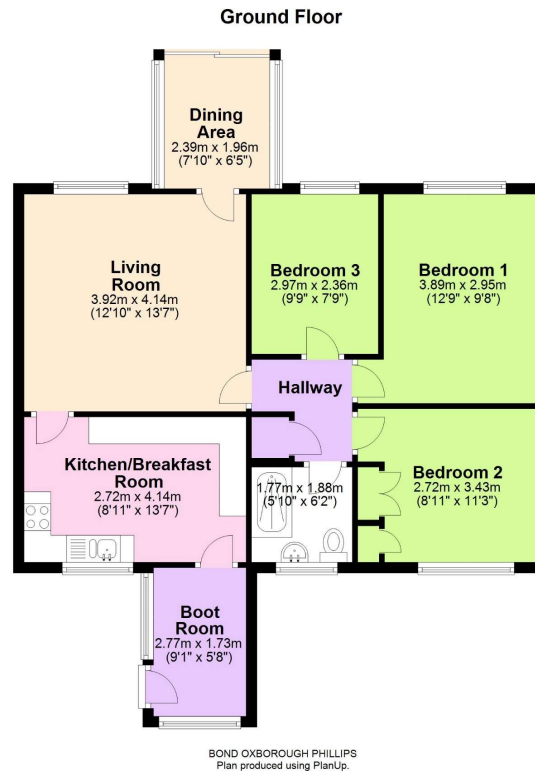


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Floorplan



Directions

From Torrington proceed in a southerly direction on the A386 signposted Hatherleigh / Okehampton and after approximately 3 miles upon reaching the site of the former Gribble Inn (now New Homes) on the right hand side, take the right hand turning signposted Peters Marland / Petrockstowe / Shebbear. Continue along this road passing the Tarka Trail Car Park and yarde Cafe on your left, then after passing the farm on your right, continue straight on towards the village of Petrockstowe. The bungalow will be found on your left hand side about 1/2 a mile after the turning to Merton and Hatherleigh.

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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We are here to help you find and buy your new home...

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Have a property to sell or let?

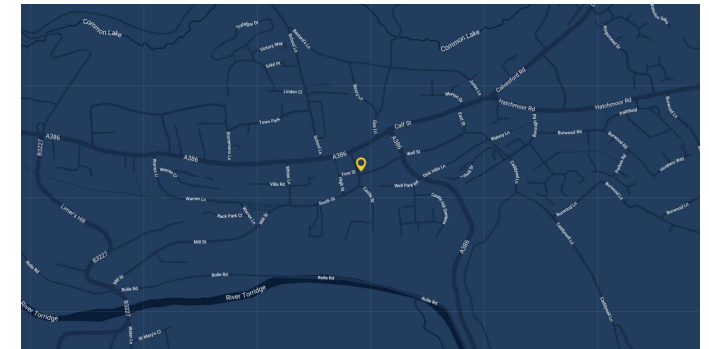
If you are considering selling or letting your home,
please contact us today on 01805 624 426 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

Office photo to follow
shortly

Please do not hesitate to
contact the team at Bond
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