

# Reed Cottage Hatherleigh EX20 3JD



**Guide Price - £220,000**



# Reed Cottage, Hatherleigh, EX20 3JD.

A charming 17th-century detached cottage nestled in a sought-after market town, featuring characterful interiors, a low-maintenance garden, off-road parking, and stunning countryside views...



- Sought-After Market Town Location
- Charming 17th-Century Detached Cottage
- Exposed Beams And Cob Walls
- Inglenook Fireplace With Burner
- Modern Kitchen With Appliances
- Spacious And Practical Utility Room
- Two Well-Sized Bedrooms Upstairs
- Private Off-Road Parking Space
- Low-Maintenance Decked Garden
- Stunning Dartmoor National Park Views
- Council Tax Band - C
- EPC - N/A



Nestled in the sought-after market town of Hatherleigh, this charming 17th-century detached cottage is full of character and history. From its exposed beams and distinctive cob walls to the impressive inglenook fireplace with a recessed multi-fuel burner, this home exudes warmth and tradition.

Stepping inside, the living room immediately sets a welcoming tone with its cosy ambiance and period features. Moving through to the kitchen/dining area, modern fitted units and worktops complement the space, while integrated appliances ensure practicality. A useful addition to the ground floor is the utility room, providing space for further appliances and direct access to the rear garden. The shower/wet room, located towards the back of the cottage, is well-proportioned and fully tiled for convenience.

Upstairs, the home offers two bedrooms, with the main bedroom benefiting from generous floor space and built-in storage. A particularly notable feature is the spacious landing, which includes a macerated toilet and wash basin, adding to the home's practicality, this could potentially be made into a bathroom with some creative thinking.

Externally, a gravelled parking area to the right of the property provides private off-road parking for one vehicle. A double gate on the left-hand side allows easy access to the rear garden, a deceptively generous outdoor space designed for low-maintenance enjoyment. A combination of decking and artificial turf creates a practical yet inviting setting, with multiple seating areas ideal for relaxing or entertaining. The inclusion of a summerhouse further enhances the usability of the garden, making the most of the outstanding views stretching across the surrounding landscape, including Dartmoor National Park.

In addition to its charm and setting, this home also benefits from photovoltaic solar panels installed on the rear elevation, helping to offset energy costs.

Perfect for those seeking a character home in a desirable location, this cottage offers a wonderful blend of period features, modern updates, and an enviable outlook.

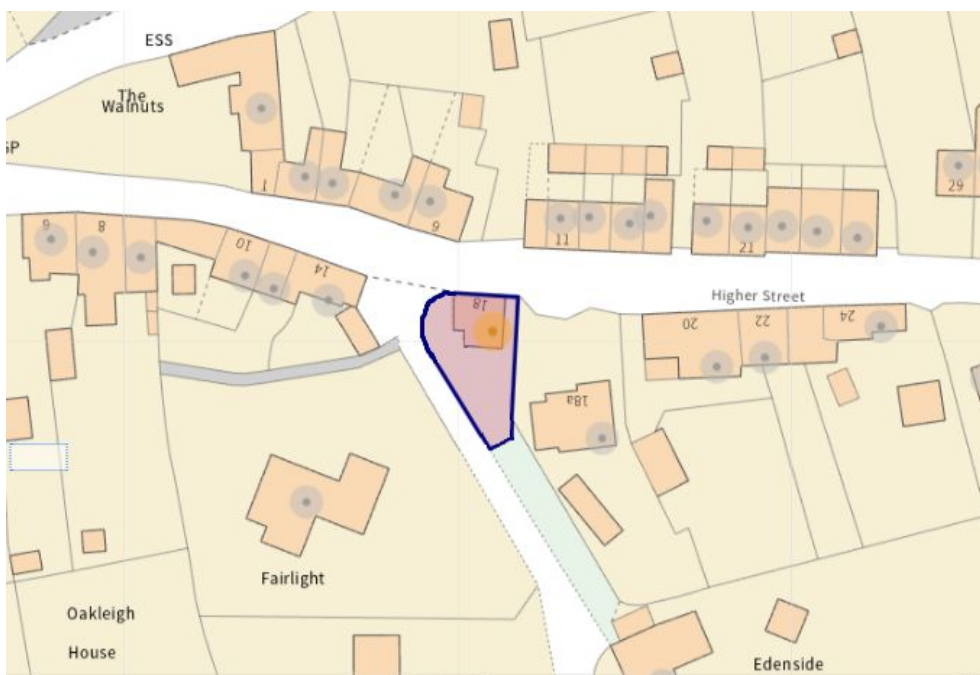


# Changing Lifestyles

Hatherleigh is a historic market town in central Devon, known for its scenic location at the meeting point of the Rivers Lew and Torridge. With over a thousand years of history, the town features traditional architecture, including the famous Rams Head sculptures in the town square, and has a vibrant arts scene, with works from local artists decorating its streets.

The weekly Tuesday market is a highlight, where locals and visitors gather to shop and socialize. The town also hosts an annual carnival in November, featuring unique customs such as the burning of tar barrels and a jazz band procession. Situated along the Tarka Trail, Hatherleigh offers beautiful walking and cycling opportunities, with nearby Belvedere Castle providing panoramic views of Dartmoor and Exmoor.

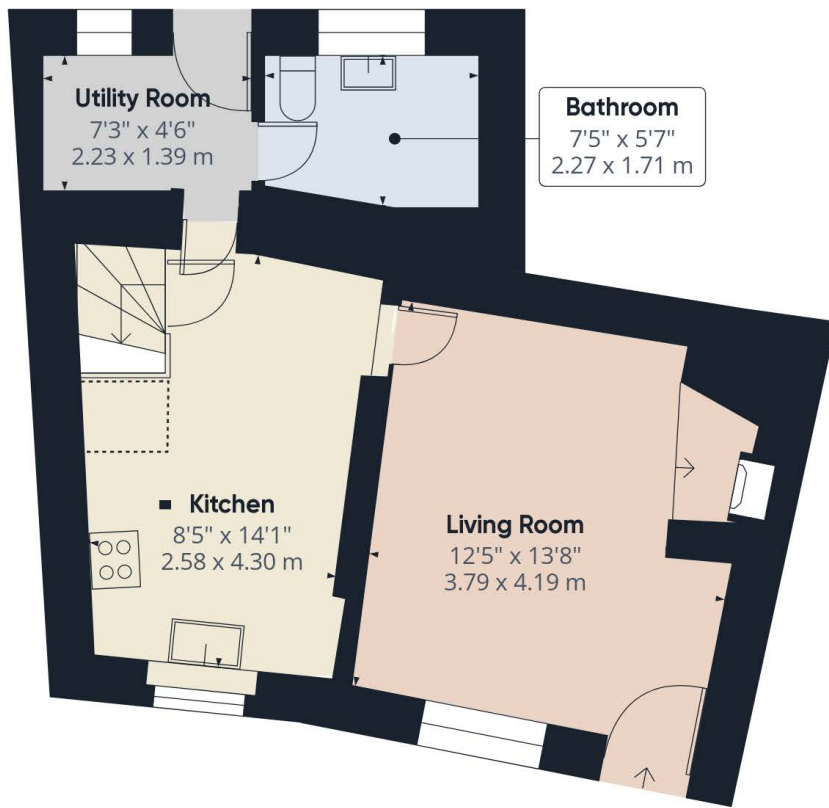
With its rich heritage, active arts community, and regular cultural events, Hatherleigh offers a delightful mix of rural charm and modern life, making it an attractive destination for both residents and visitors.



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<sup>(1)</sup>**

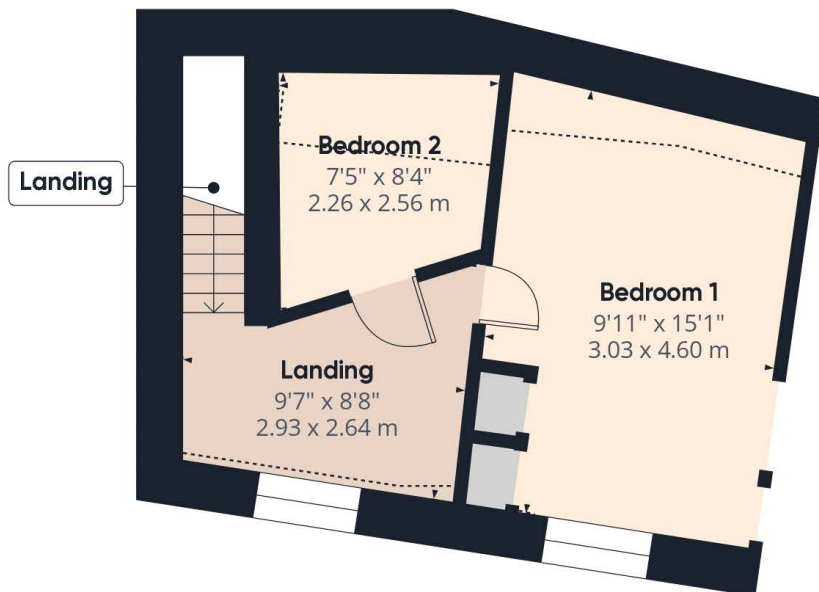
626.57 ft<sup>2</sup>

58.21 m<sup>2</sup>

**Reduced headroom**

50.24 ft<sup>2</sup>

4.67 m<sup>2</sup>



Floor 1

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