



West Ogwell

4x  2x 

ENERGY RATING F27

- Video Walk-through Available
- Charming Cottage
- 4 Bedrooms (1 en-suite)
- 2 Reception Rooms
- Generous Garden
- Kitchen/Breakfast Room & Separate Utility
- Superb Location
- Off Road Parking & Single Garage
- Early Viewings Advised
- Rare Opportunity

Guide Price:
£550-575,000
FREEHOLD

2 Barton Cottages, West Ogwell, Newton Abbot, TQ12 6EW



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

2 Barton Cottages, West Ogwell, Newton Abbot, TQ12 6EW

An individual four-bedroom cottage enjoying superb rural views in an enviable location nestled in the idyllic rolling Devon countryside within the sought-after Hamlet of West Ogwell. The spacious and modernised accommodation is beautifully presented throughout and is believed to date back to around 1870s and extended in the 1990s. There are two reception rooms, both with multi fuel burning stoves and a modern kitchen and bathroom. There are four bedrooms, the ground floor bedroom boasts an en-suite making an ideal guest room but is versatile in use. In addition to the wonderful views and stunning location the gardens are a particular feature and the cottage also boasts a driveway and garage. This charming cottage will appeal to a wide range of buyers looking to live in a rural location yet within easy access to all amenities.

The property is set in a lovely rural position surrounded by beautiful countryside close to the village of Ogwell and within easy reach of Newton Abbot. There is a public footpath across adjacent fields leads to Denbury which is a 15 - 20 minute walk away. There are several facilities in Ogwell and Denbury, including a primary school, while further amenities can be found in Newton Abbot, which has supermarkets and a range of shops, restaurants, cafés and pubs. Newton Abbot also offers a choice of schooling, including the outstanding-rated Canada Hill Community Primary School and the well-regarded independent Stover School. The area is well connected by road, with the A38 providing excellent access to Exeter and Plymouth and the A380 providing access to Torquay. Newton Abbot mainline station provides services to Exeter St. David's, and direct to London Paddington, taking approximately three hours.

The Accommodation:

A composite part obscure-glazed entrance door to hallway with stairs to first floor and part obscure-glazed door to the kitchen/breakfast room with window overlooking the front garden enjoying superb countryside views. The kitchen is extensively fitted with a modern range of wall and base units with quartz work surfaces, tiled splashback, inset single drainer sink unit, induction hob, built-in oven, concealed fridge/freezer and integrated dishwasher and beamed ceiling. The dining room is dual-aspect with windows to front and side enjoying superb countryside views and pleasant outlook over the garden, feature fireplace with wood burning stove and wood flooring. The living room is a stunning light and airy room with large sliding patio doors leading onto the garden enjoying a superb view over the garden and surrounding countryside, feature multi fuel burner with limestone surround, storage cupboards one of which houses boiler, two double glazed Velux windows and door to inner hallway with part double glazed composite door to front garden and a cloakroom/WC with low-level WC, corner wash basin and storage cupboards one housing washing machine, heated towel rail. Bedroom with window to front and Velux window with en-suite shower room comprising corner shower cubicle, low level WC and wash basin.

On the first-floor landing bedroom one is dual-aspect with windows to front and side enjoying far reaching rural views and pleasant outlook over the garden and a range of fitted wardrobes. The bathroom has a modern white suite comprising panelled bath with shower over, screen and tiling to surround, low-level WC, pedestal wash basin, heated towel rail and window enjoying rural views. Bedroom with window to front enjoying superb views over the front garden and surrounding countryside.

On the second-floor landing there is a window and storage cupboards. A further bedroom which is dual-aspect to either side with Velux windows enjoying far reaching rural views and storage cupboards.

Outside:

The garden is all to the front of the cottage and accessed via gate and gravelled path leading to limestone paved patio and front door. The patio is a generous size and enjoys a sunny aspect and superb countryside views making an ideal spot for enjoying the sun or alfresco dining. There are two lawned areas with a wide selection of shrubs and established trees, greenhouse, log stores, vegetable plot, two ornamental ponds and timber shed.

Parking:

Driveway with five bar gate and single garage.

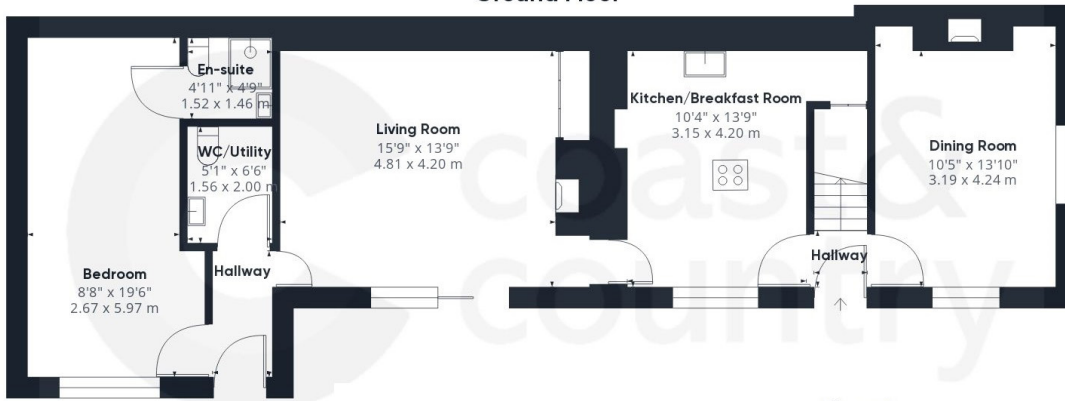
Directions:

Approaching the Ogwell roundabout from Newton Abbot, turn right onto Ogwell Road and follow the road for approximately half a mile. At Ogwell Green bear to the right and carry on past The Jolly Sailor, then follow the road as it bears to the right. Turn left, following the road signs for West Ogwell & Denbury. Stay on the road for half a mile until the junction. At the junction, go straight over, and follow the road for another half a mile. The property can be found on the right.



2 Barton Cottages, West Ogwell, Newton Abbot, TQ12 6EW

Ground Floor



Floor 1



Approximate total area

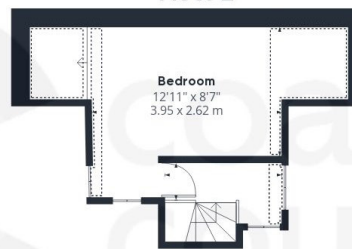
1384.91 ft²

128.66 m²

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

GIRAFFE360

Floor 2



Agents Notes:

Council Tax: Currently Band E

Tenure: Freehold

Mains water. Private drainage (shared with next door property). Mains electricity.

Owned hot water solar panels.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.