



**SOUTH ZEAL**

**O.I.E.O. £300,000**

**Gorgeous & Fully Renovated Period Cottage**

 4 Bedrooms  1 Bathroom  2 Reception Rooms  EPC Rating: E (42)

**MILLER**  
TOWN & COUNTRY



- » Sympathetically Renovated Period Cottage
- » Brand New Fitted Kitchen and Wine Bar
- » Located in the Heart of Popular Village
- » Economical Air Source Heat Pump
- » Feature Inglenooks & Wood Burners
- » Terraced Garden with Patio & Covered Deck
- » Minutes from Fantastic Walking on Dartmoor

## The Property

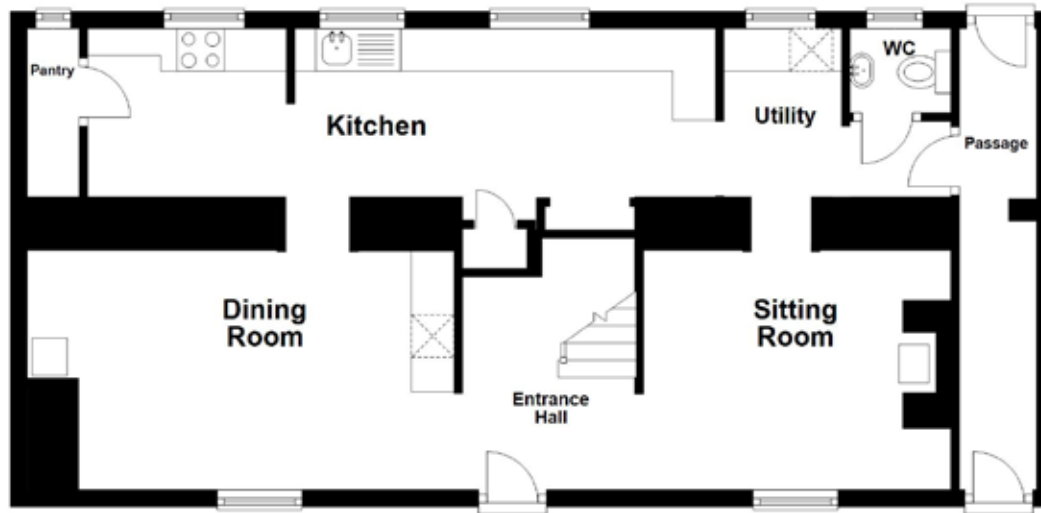
Spacious double fronted period cottage in the heart of South Zeal with character features throughout. Over the last 8 years, the current owner has fully renovated this once dilapidated cottage and returned it to an impressive family home. On the ground floor are two well-proportioned reception rooms. The room currently utilised as a dining room is great for hosting family and friends with its fitted wine bar and large inglenook with wood burner, while the living room also has an inglenook and wood burner. The kitchen is about 2 years old and has stylish units and integral appliances. To one end of the kitchen is a larder and to the opposite end is a utility, WC and access to the enclosed side passageway. Upstairs are 3 double bedrooms and a single bedroom, along with the modern bathroom. The side passageway provides access from the street to the rear garden. The economical air source heat pump provides a comfortable environment year round.

## Outside

Enclosed passageway to rear. The terraced rear garden has a flagstone patio and a large deck with covered area - perfect for entertaining!

## Ground Floor

Approx. 74.2 sq. metres (798.8 sq. feet)



## First Floor

Approx. 51.2 sq. metres (551.2 sq. feet)



Total area: approx. 125.4 sq. metres (1350.0 sq. feet)

Schematic floor plan. Not to scale. Measurements are approximate.  
Plan produced using PlanUp.

## Ground Floor

Hall 6'1" (Max) x 9'1"

Dining 14'5" x 11'0"

Kitchen 24'3" x 6'6"

Utility 4'7" x 6'9"

Living Room 11'0" x 10'11"

## First Floor

Bedroom 1 10'7" x 11'6"

Bedroom 2 11'3" (Max) x 8'6"

Bedroom 3 9'10" (Max) x 7'10" (Max)

Bedroom 4 5'3" x 11'11"

Bathroom 7'1" (Max) x 6'7"

## Location

The property is located in the popular village of South Zeal, which along with the nearby villages of Sticklepath and South Tawton offers primary schooling, pubs, post office, garage, a morris group, and a sea shanties group. South Zeal is on the northern edge of Dartmoor with its endless rambling opportunities, and the village shop and pubs are a few steps away. The A30 corridor is easily accessible, and the nearby town of Okehampton benefits from 3 supermarkets, primary and secondary schooling, pubs, cafes and extensive retail outlets. There is also rail connection to Exeter and on to the Penzance to Paddington line.

**Services:** Mains electricity, water and drainage.  
Air source heat pump.

**Council Tax Band:** D

**Tenure:** Freehold



Miller Town & Country | 01837 54080

2 Jacob's Pool House, 11 West Street,  
Okehampton, Devon, EX20 1HQ

okehampton@millertc.co.uk | www.millertc.co.uk



**VIEWING:**

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
they form part of any contract.

