STAGS



Montague House West

Montague House West, 21a, Park Road, Hatherleigh, Okehampton, Devon, EX20 3JS







Town Centre 0.25 Miles, Okehampton 7.5 Miles, Exeter 32 Miles.

A Grade II listed, mid 19th century, double fronted house, offering four bedrooms, courtyard, generous garden and large outbuilding.

- Sitting And Dining Room
- Kitchen And Utility Room
- Four Bedrooms
- Bathroom and Cloakroom
- Large gardens and Courtyard
- Large Outbuilding
- No Chain
- Freehold
- EPC Rating G
- Council Tax Band D

Guide Price £395,000

SITUATION

Situated within the heart of the old town of Hatherleigh. The town offers a traditional range of amenities including supermarket, shops, art gallery and cafe, together with post office and garage/supermarket. There are two public houses, a primary school, health centre, veterinary surgery and community market. There are various sporting facilities together with an excellent modern community hall. The larger town of Okehampton has an excellent range of shops and services, three supermarkets including a Waitrose and a range of locally and nationally owned shops and businesses. The town has a modern state of the art hospital, leisure centre and schooling from infant to A-level standard. From Okehampton there is direct access to the A30 dual carriageway providing a direct link west into Cornwall or east to the cathedral and university city of Exeter with its M5 motorway, main line rail and international air connections. The countryside around Hatherleigh is well known for its recreational and sporting facilities with fishing on the Torridge and walking and riding on the Tarka Trail and Granite Way. The North and South coasts of Devon and Cornwall are easily accessible with delightful beaches and attractive coastal scenery.

DESCRIPTION

A Grade II listed, mid 19th century, double fronted semi detached house which comes to the market for the first time in just under 50 years. The property offers deceptively spacious accommodation, offering two reception rooms, with four first floor bedrooms and a spacious attic room. Period features remain which include high ceiling and picture rails. There is an open fireplace to the main sitting room and independent electric heating. A generous cobbled courtyard lies to the rear, where there is a large outbuilding, proving garaging, workshop space etc, with a large first floor area, suitable for a variety of uses. Elevated beyond is a generous enclosed garden offering views over the town and beyond. The property is offered with no ongoing chain and viewing is highly recommended.

ACCOMMODATION

Part glazed door and window to ENTRANCE HALL: Doors to SITTING ROOM: With bay window to front elevation, tiled fireplaced with open grate, picture rail, electric heater. DINING ROOM: Sash window to front. Tiled fireplace (ornamental), fitted cupboard, electric heater. Picture rail. UTILITY/BOOT ROOM: Window to rear with window seat, electric heater. Tiled fireplace and mantle (ornamental). Door to SIDE PORCH: Door to driveway and garden. INNER LOBBY: Staircase to first floor, shelved cupboard, door to CLOAKROOM: WC, pedestal wash basin. Opaque window to rear. KITCHEN: Fitted worktop with cupboards over, further worktop with inset sink and drainer, space for large cooker, window to rear courtyard.

FIRST FLOOR LANDING: Doors to FAMILY BATHROOM: Panelled bath, WC, wash basin, airing cupboard with hot water tank. Door to drying room. BEDROOM 1: Fitted sink, sash window to front with views over town, electric heater. BEDROOM 2: Sash window to front with views over the town, former fireplace, shelving, picture rail. Electric heater. BEDROOM 4: Sash window to front with views. BEDROOM 3: Window to rear courtyard, sink. Staircase to ATTIC ROOM: A spacious room with window to side aspect.

OUTSIDE

Gates to the side of the house open to a driveway which leads to the rear of the house, where there is a cobbled courtyard, providing addition parking and turning area. Front the courtyard is a large OUTBUILDING: Consisting of a former STABLE, a GARAGE and STORE. From the store ,an internal staircase leads to a large former HAYLOFT suitable for a variety of needs. A door from here opens to the garden, being elevated and offering attractive views over the town and countryside. The garden is of a generous size and primarily laid to lawn with a variety of trees including elder, hazel, yew and pear. The garden has a vehicular right of way onto Red Lane, should you need to access the garden.

SERVICES

Mains electricity, water and drainage. Electric heaters
Broadband Coverage: Superfast available in the area upto 51Mbps (information supplied by Ofcom). Mobile Coverage: EE, Vodafone, 3 and 02 good outdoor and in home (Information supplied by Ofcom).

DIRECTIONS

For Sat Nav purposes, the Postcode is EX20 3JS. what3words bright.noise.blockage

AGENTS NOTE

There is a small flying freehold over the courtyard from the adjoining property. There is also a right of way for the adjoining neighbour for maintenance and to access their coal bunker in the courtyard.







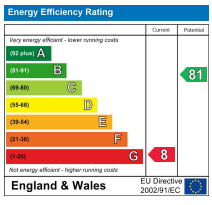




Approximate Gross Internal Area 1916 sq ft - 178 sq m
(Excluding Garage)
Ground Floor Area 763 sq ft – 71 sq m
First Floor Area 748 sq ft – 69 sq m
Second Floor Area 405 sq ft – 38 sq m
Garage Ground Floor Area 445 sq ft – 41 sq m
Garage First Floor Area 618 sq ft – 57 sq m



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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