

Established



1816



1 & 2 Tenantspiece Cottages, Drewsteignton, Exeter, EX6 6RJ

Guide Price £650,000

A beautiful unlisted character house currently divided into two 2-bedroom cottages but with potential to create a fantastic family home. The second cottage has been stripped back to a shell and would require works to make it habitable again. Externally the plot extends to approx 2.4 acres of flat lawned garden with a selection of outbuildings and stable. Offered with no upward chain.

Rendells - Chagford
Rock House, Southcombe Street, Chagford,
TQ13 8AX
T: 01647 432277
E: dartmoor@rendells.co.uk
www.rendells.co.uk

DRC00805

- * **TWO 2 BEDROOM ATTACHED COTTAGES WITH POTENTIAL**
- * **UNLISTED AND SOUTH FACING CHARACTER HOMES**
- * **LEVEL GARDEN AND PADDOCK OF APPROX 2.4 ACRES**
- * **SOLAR PV ARRAY WITH BATTERIES**
- * **RANGE OF OUTBUILDINGS * FULLY DOUBLE GLAZED COTTAGES**
- * **SEPARATE WOODLAND AVAILABLE BY SEPARATE NEGOTIATION**

Situation

The property is located in a rural position approx 2 miles from the popular Dartmoor village of Drewsteignton with its shop and public house. Whiddon Down nearby offers a Petrol Station with services whilst Okehampton to the west offers a wide range of supermarkets, school, cinema and golf course. From the A30 at Whiddon Down there are excellent links either heading West towards the beaches of Cornwall or east towards the Cathedral City of Exeter with its wide range of shopping, motorway links, mainline rail station and International Airport.

Description

Tenantspiece Cottages are a delightful pair of unlisted character stone and cob cottages under a thatched roof. South facing over their own land No 1 is currently offers 2 bedroom accommodation offered in excellent condition whilst No 2 has been stripped back to a shell and would require renovation to once again offer 2 bedrooms. Alternatively there is potential to knock through to create a substantial family home subject to any necessary consents.

Externally there is extensive parking, a number of outbuildings and well tended level lawned gardens. The plot extends to approx 2.4 acres.

Accommodation

Cottage No 1

From the parking area a door opens into the modern kitchen extension at the rear with a range of store units. A door leads through to the characterful and cosy Living Room with a wealth of exposed timbers, stone fireplace with timber mantle and housing the woodburner. Stairs lead up to the first floor and a doorway leads through to the dual aspect Dining Room with ceiling timbers and a doorway out to the front.

The first floor landing provides access to two double bedrooms both looking south over the gardens to Dartmoor in the distance, and a modern family bathroom.

Cottage No 2

The Cottage has been stripped back to the bare walls but with light and power connected and all windows double glazed. Potentially offering a Kitchen and Living Room downstairs with two bedrooms and a bathroom upstairs the space could be redesigned and possibly knocked through into No 1 subject to any necessary permissions. All rooms offer south facing views over the gardens towards Dartmoor.

Outside

From the council lane timber gates open into a large gravelled parking area for numerous vehicles with steps down to the rear gravelled area adjacent to the cottages. The gardens extend to approx 2.4 acres and are extremely well tended, level and lawned and extend to the side and front of the Cottages with some mature trees. There are a number of outbuildings and a stable/store.

Stone Store 1 7' 8" x 7' 1" (2.34m x 2.15m)

Stone Store 2 7' 6" x 6' 11" (2.29m x 2.11m)

Mower Store 11' 2" x 7' 7" (3.40m x 2.32m)

Workshop 29' 10" x 11' 8" (9.10m x 3.55m)

Timber built with doors, light and power connected.

Wood Store 12' 1" x 12' 0" (3.68m x 3.65m)

Open fronted and attached to stable.

Stable/Store 11' 9" x 11' 10" (3.59m x 3.61m)

Agricultural Building 39' 4" x 36' 1" (12m x 11m)

Open to all aspects with roof over.

Services & Additional Information

Mains and Private electricity – a 4kw solar array with 16Kwh battery storage currently provides the majority of the electricity used by the owners.

Mains and Private Water (Well)

Private drainage - Septic Tank

Woodburner provides central heating for Cottage No. 1.

Hot Water via Immersion

Council Tax – Band E (Mid Devon)

Energy Performance – EPC Band D59

Viewing

By telephone appointment through Rendells Estate Agents

Tel: 01647 432277.

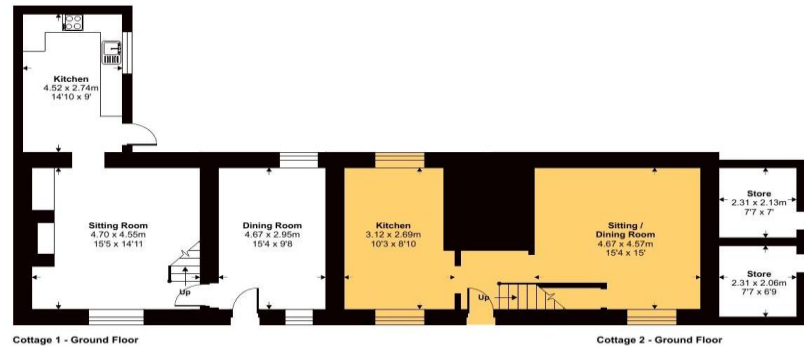
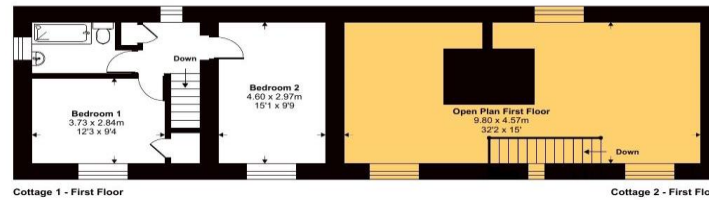
Directions

From the A30 heading west take the Whiddon Down exit signposted to Moretonhampstead. Take the first right signposted Crockernwell & Hittisleigh and continue back over the A30, taking the first left exit to Crockernwell/Hittisleigh. Follow this straight road for approx 1.3 miles. Take the left turn signposted to Fursham and after a short distance the property will be found on the right hand side.

What3words location: talkative.regular.rocky



Approximate Area = 1924 sq ft / 178.7 sq m
 Store(s) = 105 sq ft / 9.8 sq m
 Total = 2029 sq ft / 188.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecon 2022.
 Produced for Stags. REF: 914340

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

