



 mansbridgebalment

HUCKWORTHY

Offers Over £450,000





THE COTTAGE

Huckworthy, Sampford Spiney, PL20 6LP

An extended detached cottage in an idyllic setting with distant views over a beautiful wooded river valley.

3 Double Bedrooms
Lovely Gardens

Outbuildings

Detached Garage/Workshop

Offers Over £450,000



**The Roundabout
Yelverton
Devon
PL20 6DT**

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SITUATION AND DESCRIPTION

An idyllic setting within the Dartmoor National Park on the open market with no onward chain

An extended detached cottage believed to have dated back to the 1800's backing onto farmland with distant views over a beautiful wooded river valley nestled in a small hamlet which is only a short drive away from amenities in Yelverton, Plymouth and Tavistock.

The home offers a detached garage which was built in the 1980's which includes internal workshop with a brick paved driveway at the front providing further off road parking for two vehicles. The driveway is flanked by an attractive courtyard with a converted piggery which has potential for home office, modest ancillary accommodation and or hobby room.

The gardens are a particular feature with lawns, meandering paths, seating terrace, shed and established boundaries and shrubs. There is also currently a dog pen with a connected stone outbuilding which was once a garden toilet. At the top of the garden are some fruit trees and what was once a veg/fruit garden. There are two greenhouses and a shed ideal for further storage. The views from the rear look over the Walkham River Valley with a sunny westerly aspect and an enviable sense of space and serenity.

The cottage was also extended at the rear in the 1980's and then again by the current owner in 2010 creating a sizeable kitchen/dining/living area with doors and windows out to the rear garden, views and western aspect. Included in part of the extension was a useful utility/boot room which is also where the current owner has a small home office with storage above. The properties location is incredibly sought after and yards away from arguably one of the most attractive and historic stone bridges in the area which arches over the river.

The accommodation comprises hall, sitting room, kitchen/dining/living room, utility room, bathroom, three double bedrooms and a en-suite shower room.





ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

HALL

6' 8" x 8' 0" (2.03m x 2.44m)

SITTING ROOM

22' 2" x 10' 2" (6.76m x 3.1m)

KITCHEN/DINING ROOM

17' 8" x 17' 8" (5.38m x 5.38m)

UTILITY ROOM

11' 5" x 7' 3" (3.48m x 2.21m)

BEDROOM ONE

11' 0" x 9' 2" (3.35m x 2.79m)

SHOWER ROOM

5' 5" x 9' 2" (1.65m x 2.79m)

BEDROOM TWO

15' 0" x 8' 4" (4.57m x 2.54m)

BEDROOM THREE

8' 4" x 10' 0" (2.54m x 3.05m)

BATHROOM

5' 6" x 8' 0" (1.68m x 2.44m)

OUTSIDE

GARAGE

10' 6" x 21' 4" (3.2m x 6.5m)

WORKSHOP

8' 10" x 21' 4" (2.69m x 6.5m)

HOME OFFICE/HOBBY ROOM

6' 7" x 25' 4" (2.01m x 7.72m)



SERVICES

Mains electricity, mains water and oil fired central heating. Private drainage (septic tank) which is positioned next to the boundary wall in the garden.

OUTGOINGS

We understand this property is in band ' E ' for Council Tax purposes.

VIEWING

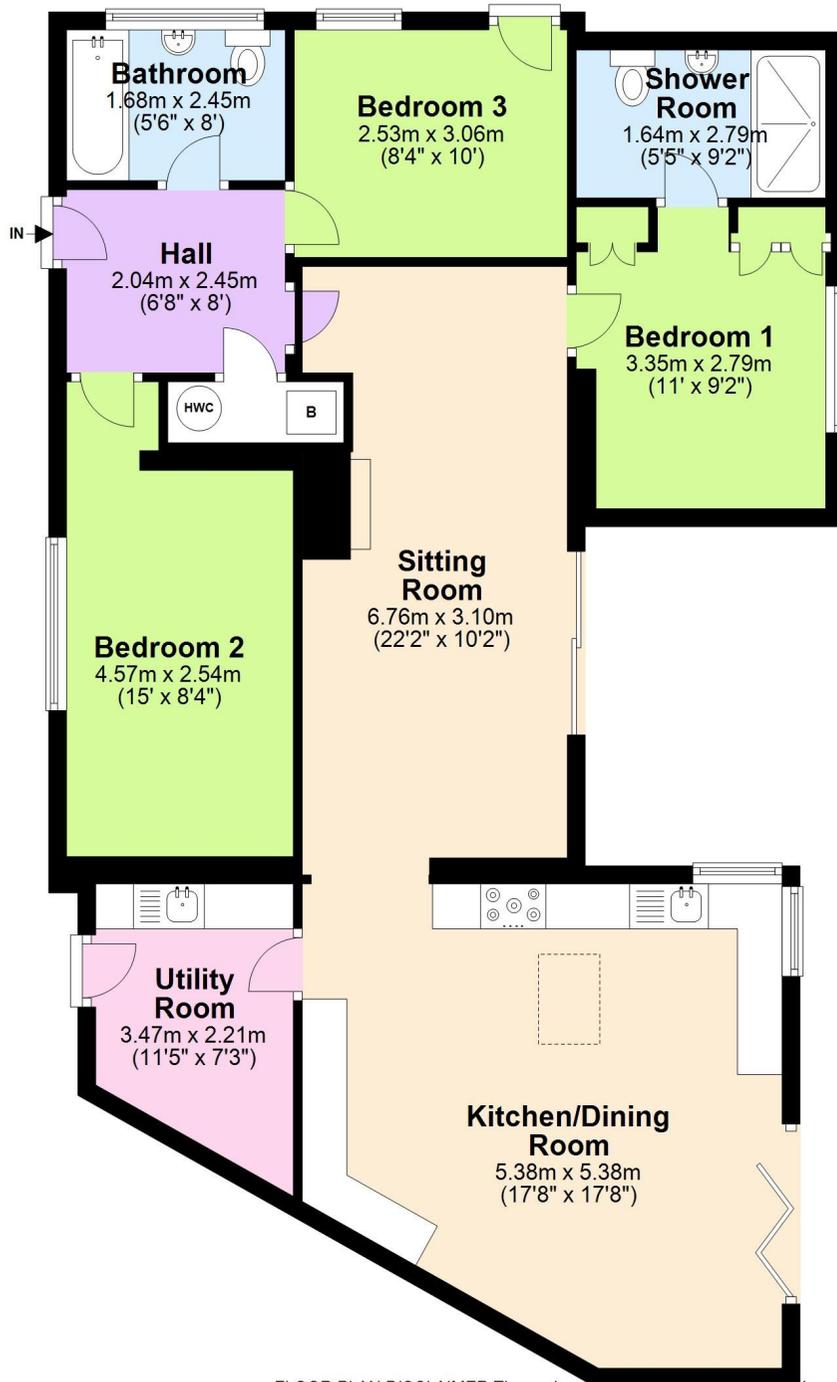
Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

DIRECTIONS

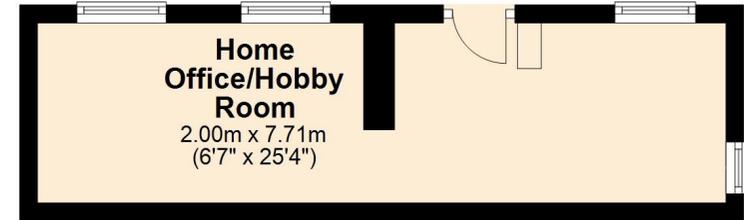
From our Yelverton office proceed from the roundabout on the B3212 towards Dousland and Princetown. After leaving the village turn left where it is signposted to Walkhampton and continue to the village. Continue passed the war memorial and the pub following the road out of the village without turning off and in turn passing the primary school. The road continues down a leafy lane towards the small hamlet of Huckworthy. The cottage is the first property on the left marked by our Mansbridge Balment sale board.



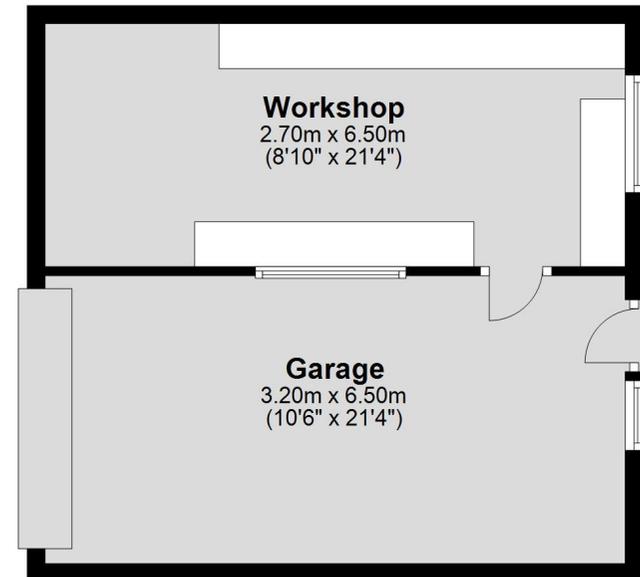
Ground Floor



Outbuilding



Outbuilding



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TAVISTOCK · YELVERTON · BERE PENINSULA
OKEHAMPTON · LONDON MAYFAIR

** PL19, PL20, EX20*

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