



## Brook Cottages

South Zeal | Okehampton | Devon



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Charming 2 double bedroom cottage significantly refurbished and updated by our vendor, this cottage offers well presented accommodation along with an enclosed rear garden, detached barn and single garage.

You enter into a hallway with a beautifully exposed stone wall, slate floor and staircase to the first floor. The slate floor continues into the sitting room which is dual aspect and centered around a multi fuel wood burner housed in a granite fireplace. Overlooking the rear garden is the kitchen/dining room which has a range of modern eye and base level units. The oven is housed in a former chimney. There is ample space for a dining table and a door gives access to the garden.

On the first floor are 2 double bedroom and a bathroom. The landing has a rear aspect window overlooking the garden. One wall has exposed stone and a feature wood paneled wall. The master bedroom is dual aspect with a feature fireplace and ample space for furniture. Bedroom 2 overlooks the garden and has a feature wood paneled wall and built in storage cupboard. The family bathroom has a matching 3 piece suite including a shower over the bath. The property also features a large loft space and has potential to be converted to a further room (STP).

The rear garden is level and fully enclosed. Adjoining the property is a patio area ideal for outside dining and beyond here is an expanse of level lawn with a feature Acer Tree. Against the stream is a flower border and a detached stone barn currently used for storage but could have further potential STP. Adjoining the property is a single garage with a rear pedestrian door opening into the garden. Our vendor have recently installed an air source heat pump which is still under warranty.



## Situation

South Zeal is a pretty village on the Northern flanks of Dartmoor National Park with endless walking and hiking opportunities. South Zeal has a village amenities including a Post Office/general store and tea room. Within the village is the popular Oxenham Arms offers your traditional public house and small hotel and a well respected primary school. The A30 is easily accessible along with the nearby market town of Okehampton some 3 miles away. The market town of Okehampton nestles on the Northern fringes of the Dartmoor National Park and lies approximately 23 miles to the West of the Cathedral City of Exeter the M5 and beyond. Within the town there is a wide range of local and national shops to include a Waitrose and Victorian shopping arcade. For those keen on sport there are a number of excellent clubs and facilities to include swimming, golf, rugby and football, two gyms and a leisure centre. Education caters for children up to the age of eighteen and there are numerous nurseries available for preschool age children.

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**Entrance Hall**  
16'10" x 5'9" (5.14m x 1.76m)

**Sitting Room**  
12'9" x 11'10" (3.91m x 3.61m)

**Kitchen/Dining Room**  
19'0" max x 9'8" (5.80m max x 2.95m)

**Second Floor Landing**

**Bedroom 1**  
12'11" x 11'11" (3.96m x 3.65m)

**Bedroom 2**  
11'10" x 9'9" (3.62m x 2.98m)

**Bathroom**  
8'8" x 5'11" (2.65m x 1.82m)

**Garage**

**Barn**  
12'8" x 6'5" (3.87m x 1.98m)

**Services**

Mains Electricity, Water & Drainage.

Air Source Heating.

Council Tax Band B.

Superfast Broadband.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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