



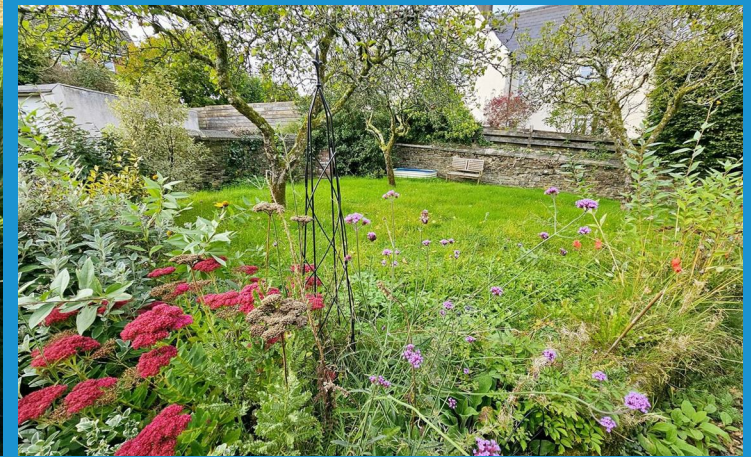
## Crispens

Bratton Clovelly | Okehampton | Devon



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An attractive 3 bedroom old school house situated in a popular and picturesque village location with a thriving community and local public house with parking and gardens. The property features reverse level living accommodation with an impressive first floor living room with views over the village and surrounding countryside at the side and Victorian gothic style windows at the front. There is a dining area and a stylish modern kitchen featuring top of the range AEG appliances, integrated appliances including an oven, fridge and freezer alongside a washing machine. A spiral staircase leads up to an interesting mezzanine floor overlooking the living room.

There is a gravelled courtyard area at the front where the oil tank for the central heating is situated. The property is arranged as three dwellings and offers a lawned garden, garage and parking which is accessed at the rear of the building via a pathway at the side. The property is well presented and has been fully decorated throughout, including carpets, with light and bright accommodation that includes 3 ground floor bedrooms alongside the bathroom which has a bath and shower cubicle. According to records this attractive stone faced property as built in circa 1877 and was used as a school up to the 1960's and the sensitive conversion has retained many of its character features.





### Situation

Bratton Clovelly is a village in West Devon, England. It is situated just to the north of the A30 and sits relatively centrally between the 3 surrounding towns of Okehampton, Launceston and Tavistock. Bratton Clovelly was listed in the Domesday Book of 1086 and its church is 15th-century with many attractive Norman features. The nearby Roadford Lake offers a range of walks, stunning panoramas alongside opportunities for boating enthusiasts.

### Directions

The postal code for the property is EX20 4JZ. What Three Words is 'intent.factually.hospitals' which will take you directly to the property. From Launceston, proceed out of town via Kensey Hill and through Polson and in turn Liftondown and Lifton. Having just left Lifton, take the next left hand turning to Roadford Lake and follow this road for a couple of miles and take the signposted right hand turn to Bratton Clovelly. Follow this road into the village and the property can be seen on your right hand side.

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## Entrance hallway

## Bathroom/Shower

7'11" narrowing to 4'5" x 10'0" (2.43m narrowing to 1.37m x 3.05m)

## Bedroom 1

11'7" x 8'10" (3.55m x 2.70m)

## Bedroom 2

13'0" x 8'9" (3.98m x 2.69m)

## Bedroom 3

11'8" x narrowing to 9'3" x 8'0" (3.57m x narrowing to 2.84m x 2.45m)

## First floor

## Dining Area

9'10" max x 9'3" max (3.02m max x 2.82m max)

## Living Room

17'11" x 10'3" (5.47m x 3.14m)

## Kitchen

8'4" max x 9'6" (2.56m max x 2.91m)

## Mezzanine balcony

9'3" max x 6'5" (2.83m max x 1.97m)

## Externally

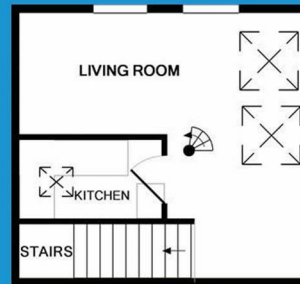
The property features a pleasant lawned garden situated at the rear with adjoining parking spaces and a garage. There is shared vehicular access at the side which leads around to the garden and parking.

## Services

Mains electricity, water and drainage.  
Oil fired central heating.  
Council Tax band B.



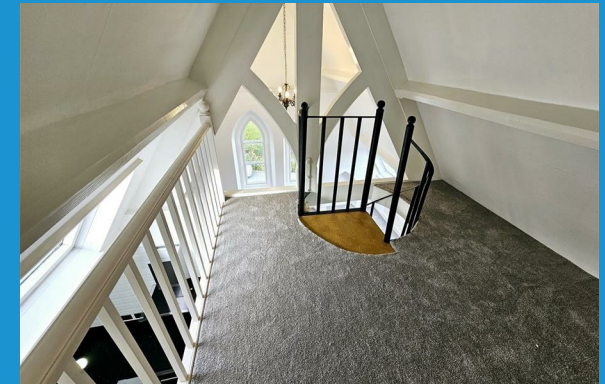
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	54	
(39-54) E		
(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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