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REF: DRC00190

**East Week Cottage
South Zeal, Nr Okehampton,
Devon. EX20 2QB**

A delightful Dartmoor, Grade II Listed farmhouse with mellow granite elevations occupying a south facing site with superb views over the moor and set in approximately 0.7 acres, with a further 1.1 acres available as a separate lot.



* National Park Location * Small Rural Hamlet * South Facing Position * Moorland Views *
Easy Access to Dartmoor * Large Garden * Period Features * Detached Barn with Scope for
Development * Paddock * Further Land Available *

Price Guide: Lot 1: £495,000 Lot 2: £35,000

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DRAFT PARTICULARS

East Week Cottage, South Zeal, Nr Okehampton,

Description & Situation:

East Week Cottage occupies a south facing position within a small farming hamlet on the northern fringe of the Dartmoor National Park, near the villages of Throwleigh, Whiddon Down and the small town of Chagford. The locality is perfect for those who are seeking a country home to take advantage of the moorland setting. Surrounding the property there are a network of quiet country lanes, footpaths and bridleways to explore leading up on to the open moor a short distance to the south. Amenities will be found in Whiddon Down, Chagford, South Zeal and Sticklepath. The larger town of Okehampton is approximately 7 miles to the west and Exeter approximately 23 miles to the east via the A30 arterial route running the length of the south-west peninsular. The property comprises a circa mid 17th century farmhouse with granite elevations and a gabled, slate roof. On the front elevation is an open stone porch and the windows are multipaned casements all of which combine to create a very attractive facade and a typical Dartmoor house of the period. The interior provides a comfortable range of accommodation with some interesting architectural features of particular note is the muntin screen in the dining room and two large fireplaces in the dining and sitting rooms both with heavy timber mantle beams and granite cheeks. Outside there are south facing gardens, a small paddock and a useful two storey stone barn which is detached from the house and provides storage and work space but could easily be adapted to a variety of uses subject to the necessary consent from the National Park Authority. The property extends to approximately 0.7 acres. Available as an additional lot is a pasture field extending to approximately 1.1 acres which also faces south and will provide a high degree of amenity and an excellent addition to the house for anyone wishing to keep a horse, poultry or livestock..

Directions:

From the A30, leave the carriageway at Whiddon Down signposted to Moretonhampstead and Chagford. Pass through the village and at the next roundabout head straight across. After a short distance look out for the signpost for 'Gooseford' (on the right) and turn left. Follow the lane down to the next junction, turn right and head to East Week. Pass the farm on the left, East Week cottage is the next building on the left, identified by a Rendells 'For Sale' board.

Accommodation: (with approximate dimensions)

Entrance Porch: Granite gable entrance porch with a cobbled floor and seats either side with two small lancet windows above. Oak plank entrance door with wrought iron strap hinges in to the

Hall: Granite walls, exposed ceiling timbers and panel doors into the sitting and dining rooms.

Sitting Room: 15' 0" x 14' 0" (4.57m x 4.26m)

Casement window to the front elevation, exposed ceiling timber, large fireplace with a heavy timber mantle beam and granite uprights. the fireplace is currently not in use. Double radiator, wall light points. the room affords a very pleasant aspect over the garden and moor beyond.

Dining Room: 15' 2" x 14' 2" (4.62m x 4.31m)

A very pleasant room with a large fireplace housing a multi-fuel stove and a bread oven, slate flagged floor, granite cheeks and a timber mantel. Door into an inner hall. Oak plank and muntin screen. Casement window to the front elevation with a window seat. Moulded cross beam and ceiling joists. Double panel radiator.

Inner/Stair hall: 12' 3" x 7' 8" (3.73m x 2.34m) including depth of staircase

Staircase to the first floor. Double radiator. Terracotta tiled floor. Panelled door with obscured glass into a useful pantry with fitted shelving, a window to the rear elevation and terracotta tiled floor. From the stair hall a door and step lead down to

Kitchen: 16' 3" x 11' 6" (4.95m x 3.50m) including the depth of fittings

Obscure glazed window to the side elevation and a window into the rear entrance porch. Panelled door into the entrance porch. Large alcove suitable for coat hanging space or an upright fridge/freezer. Terracotta tiled floor. Range of modern beech effect kitchen fittings with plenty of storage space. Sink and drainer. Electric cooker point.

Rear porch: 11' 8" x 6' 2" (3.55m x 1.88m) max

Terracotta tile floor, half glazed door and windows to the garden elevation. Part Perspex roof. Panel door to a W.C. and a further panel door to a boiler room; with brick steps down, concrete floor, exposed stone walls, lean-to roof, window to the side elevation and housing an oil-fired central heating boiler.

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First Floor Landing:

Two windows to the rear elevation overlooking fields. Night storage heater. Hatch to roof space. Linen cupboard. Panel doors to the bedrooms and bathrooms.

Bedroom 1: 15' 9" x 14' 6" (4.80m x 4.42m)

A very pleasant dual aspect room with casement windows to the front and rear elevations, to the rear overlooking fields and to the front over the gardens, paddock and across to Dartmoor. Radiator. Feature former fireplace with a timber surround and brick arch insert. Picture rails, panel door to

En-suite shower room:

Casement window to the front elevation. W.C., glazed shower cubicle, pedestal wash hand basin, shaver light and socket. Extractor fan.

Bathroom: 13' 2" x 4' 10" (4.01m x 1.47m)

Pedestal wash hand basin, panel bath, W.C, wall mounted 'Dimplex' electric heater, heated towel rail, shaver light and socket.

Bedroom 2: 12' 7" x 11' 0" (3.83m x 3.35m)

Casement window to the front elevation. Radiator.

Bedroom 3: 12' 0" x 9' 6" (3.65m x 2.89m)

Casement window to the side elevation plus a small obscure glazed window. Radiator. Panel door to

En-suite Bathroom: 12' 5" x 6' 6" (3.78m x 1.98m)

Three windows to the front and side elevations. Panelled bath with a tiled surround, pedestal wash hand basin, w.c. radiator, extractor fan. 'Dimplex' wall mounted fan heater.



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Outside:

The property is approached from the adjacent country lane through a five bar gate onto a parking area. Immediately in front of the cottage is an area of level lawn and access to the front and rear entrances of the house. The garden features various granite uprights, the remains of previous farm buildings. This front area of garden is enclosed by stone walling and faces south ensuring a sunny aspect with views over the moor. Adjacent to the house is a detached stone barn. To the east of the main area of garden behind the barn is a delightful former fruit and vegetable garden with raised beds, fruit bushes enclosed in the main by stone walling. This area of garden enjoys a very pleasant aspect to the south and west over the moor. The remaining area of the property is a paddock extending to approximately 0.4 acre. The paddock adds high levels of amenity and space for the further cultivation of vegetables, keeping poultry, a pony or small livestock.

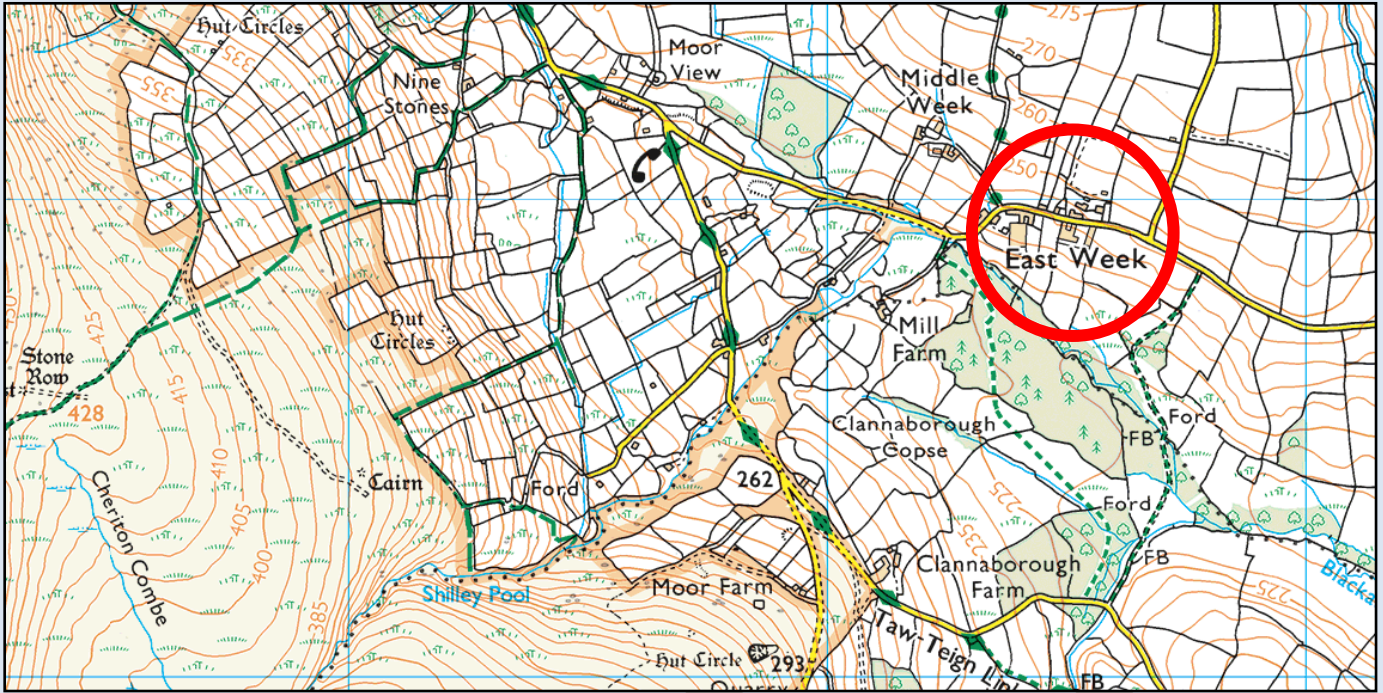
Two Storey Barn: 21' 0" x 16' 5" (6.40m x 5.00m) approximate internal measurements

Detached stone barn over two floors. The ground floor is a garage/workshop partially divided into two bays. The upper floor is a former loft area with an external stone staircase and plank door. The interior has exposed stone walls and a timber wall and window to the front elevation. Above the upper room are open roof trusses providing eaves storage. (It is understood that the floor in the upper section of the building requires repair and should not be walked on). There is great scope to create work space, a studio, annexe or similar within the barn.

Lot 2:

On the north side of the lane, behind the cottage a pasture field extending to approximately 1.1 acres (0.445 ha). The field is accessed via a five bar gate from the lane, to the left of which are the remains of a stone outbuilding possibly a pig shed or ash house. To the right of the gateway is a small corrugated iron field shelter. The field is a long narrow strip with a south facing slope, enclosed by hedge banks which are interspersed with some mature trees. Approximately half way along the field on the western boundary is another corrugated iron field shelter. From the field there are superb views over Cawsand Beacon and the surrounding countryside.





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General Remarks:

Tenure: Freehold, No Chain

Services: Electricity, mains water, private drainage, oil fired heating

Viewing: By appointment only via Rendells

Local Authority: West Devon Borough Council. www.westdevon.gov.uk. 01822 813600

Local Planning Authority: Dartmoor National Park Authority. www.dartmoor-npa.gov.uk. 01626 832093

Council Tax Band: E

EPC Rating: N / A

Planning Matters: The property is Grade II Listed of historic interest

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