

Church Cottages Bratton Clovelly Okehampton EX20 4JN

Offers In The Region Of
£325,000

- Grade II Listed Period Cottage
- Far-Reaching Dartmoor Views
- Wealth Of Original Character Features
- Sought-After Village Setting
 - Three Bedrooms
 - No Onward Chain
- Scan QR Code For Material Information



Tenure - Freehold

Council Tax Band - B

Floor Area - 1284.00 sq ft



3



1



2



E45

Summary:

Occupying a picturesque position beside the village church and overlooking the square, this enchanting Grade II Listed semi-detached cottage is believed to date from the late 17th Century. Full of warmth, history and character, the property enjoys far-reaching views towards Dartmoor and offers beautifully atmospheric accommodation rich in original features including exposed beams, stone fireplaces, bread oven and window seats.

Hallway:

A charming internal hallway with window to front, tiled flooring, exposed beams and doors off

Bathroom:

8'9" x 7'0" (2.67 x 2.14)

Measurements are approximate as the bathroom has an angled layout. Wooden window to front and fitted with a panelled bath with mixer shower attachment, pedestal wash basin and WC. Light with shaver point. Radiator. Cupboard housing the hot water tank.

Kitchen:

13'7" x 6'2" (4.155 x 1.895)

Designed to complement the character of the cottage, the bespoke handcrafted galley-style kitchen combines timeless style with everyday practicality. Featuring hand-painted cabinetry, elegant fumed oak work surfaces and a traditional Belfast sink, the space has been thoughtfully created to sit sympathetically within its historic surroundings. Integrated appliances include a fridge, freezer and dishwasher, together with a halogen hob and built-in electric oven and grill. Character features continue with exposed beams, tiled flooring and a wooden glazed rear window, while additional benefits include plumbing for a washing machine, a radiator, spot lighting and a useful full-height shelved larder.

Dining Room:

17'8" x 10'3" approx. (5.407 x 3.143 approx.)

The heart of the cottage is the impressive dining room, featuring a striking stone fireplace with original bread oven, oak beam and open fire, creating a wonderfully cosy atmosphere. Character features continue throughout with exposed beams and window seats, while the front-facing outlook captures delightful views towards Dartmoor. Stairs to First Floor.

Sitting Room:

12'6" x 9'8" (3.826 x 2.959)

A charming and characterful reception room featuring a substantial stone fireplace (not in use), exposed beamed ceiling and traditional window seat overlooking the front aspect. Original period front door. The room enjoys a warm cottage atmosphere with wall lighting and a cosy feel, creating an inviting space for everyday living and relaxation.

From the Dining Room, door to

Store/Utility Room:

13'6" x 5'8" max (4.14 x 1.73 max)

A highly useful ancillary space with exposed beams and slate flooring, ideal for storage, hobbies or practical everyday use, also housing the Grant oil-fired boiler. Window to rear. Consumer unit.

From the Dining Room, stairs rise to the

First Floor Landing:

A characterful landing area with part-sloped ceiling, rear-facing window and useful shelved alcoves, adding both charm and practicality. Access to the loft hatch and wall lighting complete the space. Doors off

Principal Bedroom:

16'11" x 12'7" max (5.171 x 3.849 max)

A beautifully characterful principal bedroom enjoying wonderful views across the square towards Dartmoor through two front-facing windows. Exposed roof timbers and a range of fitted wardrobes and cupboards add both charm and practicality. Door to Jack and Jill WC.

Jack and Jill WC:

Conveniently positioned between the Principal Bedroom and Bedroom Three, fitted with WC and wash hand basin. Shelved recess.

Bedroom Three:

12'3" x 8'4" (3.736 x 2.544)

A delightful double bedroom with window seat and views to the front, retaining the cottage's warm and inviting atmosphere. Access to loft. Radiator.

Bedroom Two:

17'4" x 7'8" (5.306 x 2.357)

A particularly charming room with exposed roof timbers and far-reaching Dartmoor views, creating an ideal guest bedroom, study or creative retreat. Radiator.

Outside:



Parking:

Parking is available within the village square, with a pedestrian right of way leading to the cottage and garden.

Cottage Garden:

49 x 35 (14.94m x 10.67m)

Located just a short stroll from the cottage, the delightful detached garden measures approximately 49' x 35' and provides a peaceful retreat within the heart of the village. Mainly laid to lawn and bordered by established flower beds, the garden also features a mature silver birch tree and is enclosed by a charming combination of traditional stone walling, fencing and hedging. A wonderful space to relax, unwind and enjoy the tranquillity of village life.





Bratton Clovelly, Okehampton

Material Information:

Verified Material Information

Costs and tenure

Tenure: Freehold

Council Tax Band: B

EPC rating: E

The building

Semi-detached house, standard construction

2 bedrooms, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Oil central heating

Heating features: Double glazing and open fire

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Communal

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Listed building 1105630: 1 and 2 Church Cottages Bratton Clovelly

[Pair of cottages. Circa late C17/early C18, extended probably in

C19. Rendered stone rubble and cob walls. Gable ended asbestos

slate roof. 2 axial rubble stacks. Grade II.].

In Conservation area Bratton Clovelly: Bratton Clovelly.

No tree preservation order

No environmental risks recorded

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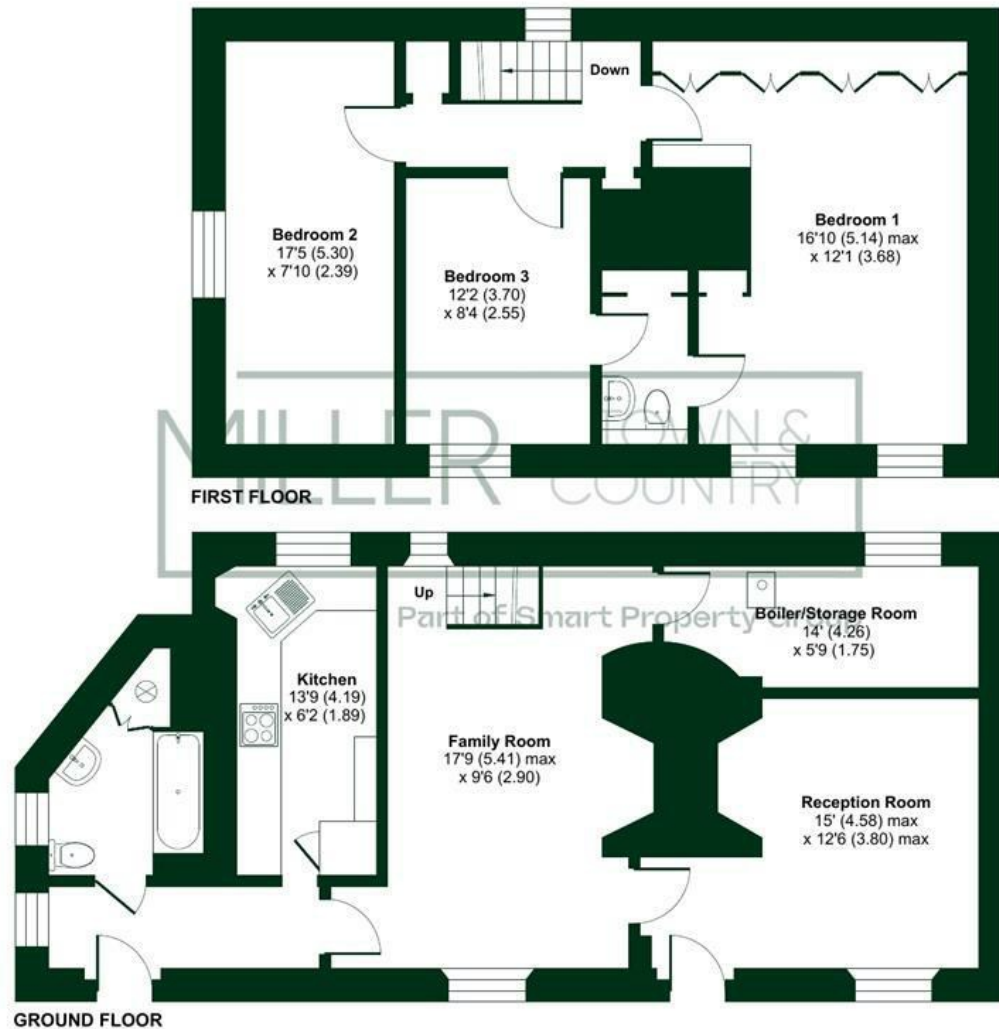
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Church Cottages, Bratton Clovelly, Okehampton, EX20

Approximate Area = 1284 sq ft / 119.2 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). © nichcom 2026. Produced for Smart Estate Agent Limited. REF: 1484489

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC