



**3 MARCH COURT**  
O.I.R.O £450,000

**Elegant Town Centre Home with Gardens & Parking**  
**OKEHAMPTON**

**MILLER** TOWN & COUNTRY  
exp UK



- » Peaceful Town Centre Oasis
- » Immaculate Period Cottage
- » Former 1 Up / 1 Down Commercial Unit
- » Extensive Walled Gardens
- » Approx. 0.3 acres in Total
- » Double Garage & Parking
- » Just Steps from Town's Amenities



## The Property

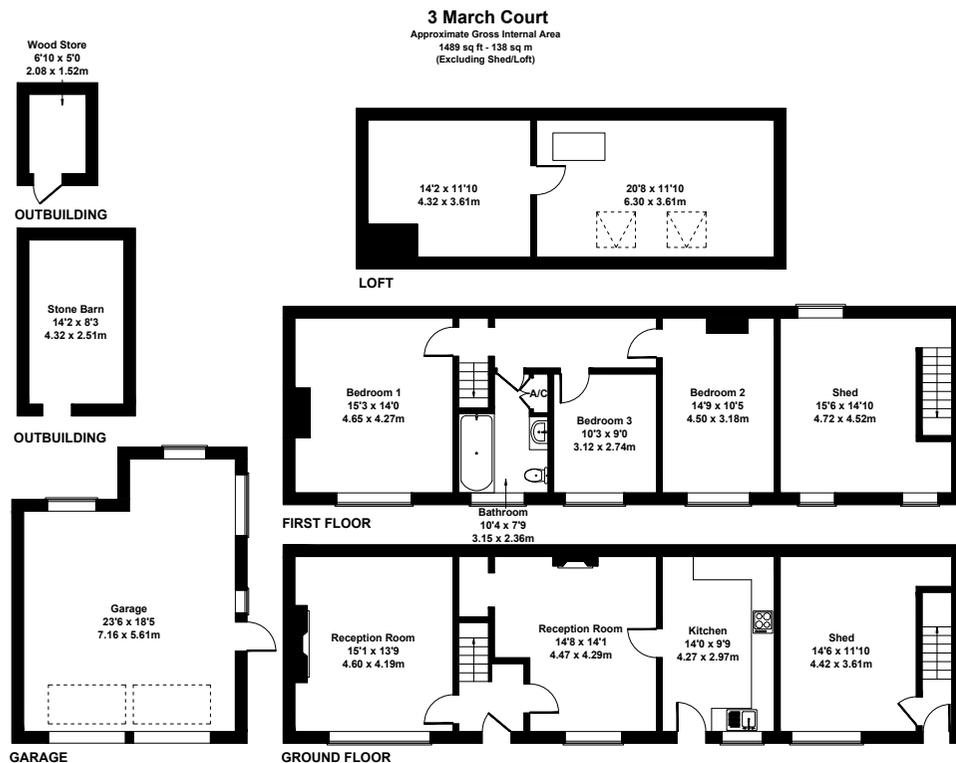
This elegant 3 bedroom town centre home is a true one-of-a-kind. Tucked behind an unassuming corridor on East Street lies March Court, a tranquil oasis in the heart of Okehampton. This property is the largest of a handful here, and it is a light and bright 3 bedroom period cottage. Once through the front door there is a spacious reception room with fireplace to the left and a second spacious reception room to the right with a study nook under the stairs. Beyond this second reception room is the kitchen with modern units and appliances. Upstairs are the 3 bedrooms, all of which are well proportioned doubles, and a modern family bathroom. From the landing is ladder access to the boarded loft, which has two velux windows providing natural light. Attached to the cottage is a 1 up / 1 down 'shed' that was formerly used as a commercial unit and today provides a fantastic workshop space; it also has potential to be converted to additional accommodation space subject to the necessary consents. On the opposite side of the cottage there has been planning approved historically for a two bedroom cottage to be rebuilt (buyers should make their own enquiries with the local planning authorities), which would make an ideal source of income from rental, Air BnB, or similar.

## Outside

The property sits within a plot that measures approximately 0.3 acres in total, almost unheard of in a town centre location such as this. The walled gardens have been beautifully landscaped, and there are numerous areas to sit and enjoy the outdoors. The main garden is laid to lawn and has a wide range of ornamental plantings, a mature apple tree and a summer house for damp days. Within the garden is a stone barn with a recently replaced roof and a wood store. Up a short path is a former gardener's WC and shed, with the driveway providing parking for 3+ cars and double garage just beyond.







Not to Scale. Produced by The Plan Portal 2025  
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## Location

The property is located in the heart of the vibrant town of Okehampton just steps from the town's amenities, which include 3 supermarkets and a wide variety of shops and services. Okehampton is also the walking centre of Dartmoor with its wild landscape and space to roam accessible from the edge of town. A rail link provides connectivity to Exeter and the main Penzance to London Paddington line, and the A30 corridor is on the doorstep. The city of Exeter offers an extensive commercial and retail centre as well as additional road and air links.

**Agents Note:** The property is in a tucked away town centre location that is generally extremely quiet, but due to its location there are occasions when events in town can be heard in the garden. See West Devon Planning Ref: 4461/2003/OKE for more information on the new build cottage opportunity.

## KEY INFORMATION

-  3 Bedrooms
-  1 Bathroom
-  2 Reception Rooms
-  Private driveway for 3+ cars & double garage
-  Not Listed
-  Heating: Gas
-  Utilities: Mains electricity, water, drainage and gas
-  Restrictions: Covenant to contribute towards shared usage of shared path and drive
-  Easements, Wayleaves: Neighbouring properties have rights of way along shared path and drive
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: None known
-  Building Safety Concerns: Weak steps to 1st floor in former commercial unit. There is an older treehouse in the garden, which may be in need of maintenance.
-  Mining Area: No
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: House E(51)  
Former Commercial Unit TBD
-  Council Tax Band: House B,  
Former Commercial Unit:  
25/26 rates £756.45
-  Tenure: Freehold
-  Broadband: FTTP (\*Per Ofcom)
-  Mobile Signal: Variable to good.  
(\*Per Ofcom)
-  Not suitable for wheelchairs

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### VIEWING:

Strictly through the vendor's sole agents  
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