



**Park House Water , Tiverton, EX16 9PQ**  
**£500,000**

Welden  
**Edwards**  
*Supporting your every move*



***Situated in a tranquil location, surrounded by beautiful rolling hills within the village of Stoodleigh, this 3/4 bedroom detached cottage is believed to originally date back to the 1600s and has been occupied by the current owner for over 45 years!***





### Description

Within the small village of Stoodleigh, this three/four bedroom detached cottage sits within its large, mainly level plot.

There is a large driveway with parking for three cars leading to the garage and workshop. The front door opens into a light, spacious entrance porch, leading through to the main house. There is a bathroom to the right with a bath and hand basin plus a separate WC. To the left, there is a utility with plumbing for a washing machine, space for further white goods and fitted storage cupboards opposite. A study/bedroom 4 can be found on from here.

The entrance hallway, an original part of the property, features beautiful lime plaster walls and intricate exposed beam ceilings. To the right, the kitchen has been extended to create a beautiful kitchen/diner with large windows, tall ceilings and triple aspect windows overlooking the garden. The kitchen has been recently refitted with cream, country-style units - perfectly in keeping with the style of this beautiful home. A mustard-yellow Rayburn sits within a brick surround. The lounge, also off the hallway, is a cosy room which is warmed by a log burner within an Inglenook fireplace complete with a bread oven. A staircase, enclosed with oak panels leads to the first floor, where three bedrooms are found - the main bedroom with fitted wardrobe cupboards.

The gardens of this cottage are bordered by a stream on one side, and countryside to the other. Offering two large, level lawns with mature shrub borders, this space is a serene, private haven of wildlife. The end of the garden offers a secret garden backing on to woodland behind with a small clear pond.

### Services, Tenure and Council Tax

Mains electric, water and septic tank. Council tax band D. Freehold tenure.

Broadband Speed: Standard 4 Mbps

Mobile: Three, O2, Vodafone, EE - None

Surface flood risk - HIGH

What3Words - ///airports.wasps.small

### Tiverton

Sitting just on the edge of Stoodleigh, this small village is popular for those looking for a slice of the rural life! Stoodleigh sits approximately 15 minutes from the market town of Tiverton which offers a wide range of amenities including shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

### Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

### Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.





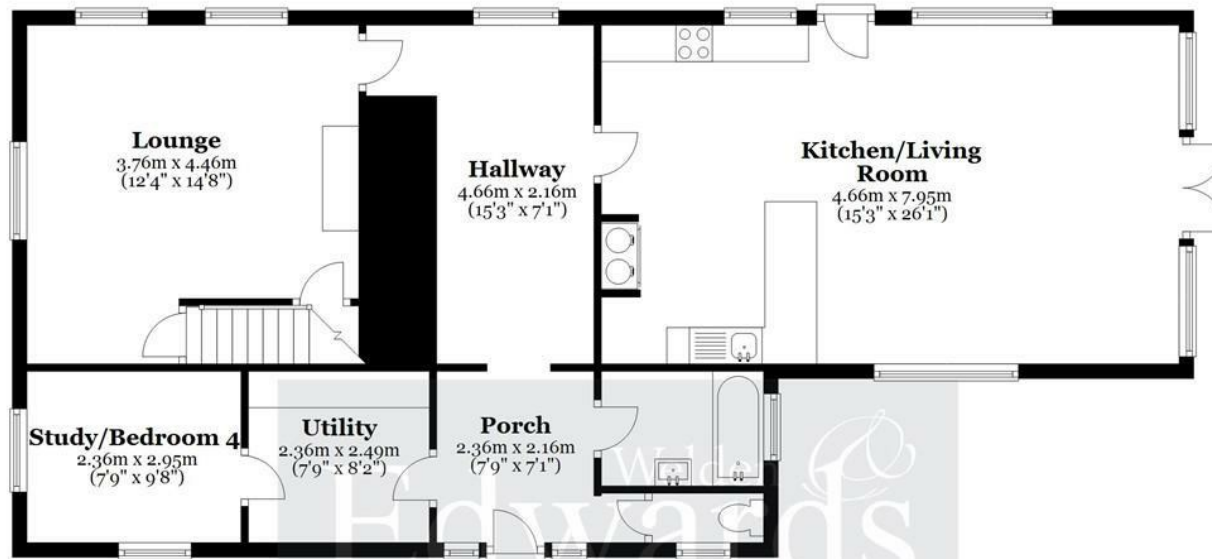




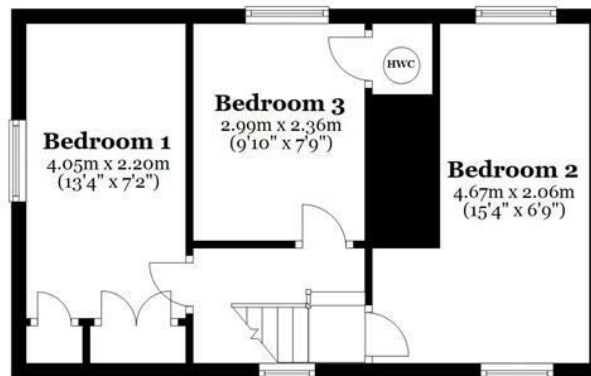




## Ground Floor



## First Floor



Total area: approx. 134.8 sq. metres (1451.2 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 