



## School House, Cadeleigh, Tiverton, EX16 8HP

Guide Price **£220,000**



# School House

Cadeleigh, Tiverton

- Charming character cottage
- 2 double bedrooms
- Fantastic, small Mid-Devon village
- Living room with wood-burner
- Kitchen/breakfast room
- Modern kitchen and shower room
- Oil central heating and double glazing
- Off-road parking to rear
- Courtyard style, easy to maintain garden
- Excellent links to Tiverton/Crediton

Situated in Mid-Devon, the village of Cadeleigh maybe best known to the local population as being home to the fantastic Cadeleigh Arms, a wonderful gastro-pub and a great place to meet. There's also a village hall and the views are far reaching across the rooftops to the undulating countryside. It's approx. 1.5 miles from the A3072 so is well positioned away from main roads yet with great access to Tiverton, Crediton and Exeter and the onward connections by road and rail.





The cottage itself is full of character with the original building being of stone and cob construction with a slate roof. A later extension to the rear added the kitchen and bathroom. It's a comfortable house with oil fired central heating and double glazing plus a wood-burning stove too. To have a spacious, character cottage, in a lovely village and with your own parking is quite a rarity – especially at this level in the market. The front door is to the side (not straight onto the county lane) and a entrance hall gives access to the modern kitchen/breakfast room at the rear. A light room with plenty of storage and the usual appliances (please note the AGA is not part of the sale). From the kitchen/breakfast room is a door to the rear courtyard garden. There's a well fitted shower room on the ground floor and a large living room with deep understairs cupboard and the aforementioned wood-burner for those cosy evenings. On the first floor are two good sized double bedrooms with a nice outlook.

Outside, the property has its own parking space to the rear (accessed with full rights over a neighbouring drive) and a pretty courtyard garden. It's easy to maintain and ideal to sit out and have a few pots and plants too.





Agents Note: The AGA is not included in the sale.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Full fibre enabled  
(uSwitch March 2024)

Drainage: Mains drainage

Heating: Oil fired central heating and wood burner

Listed: No

Tenure: Freehold

### Buyers' Compliance Fee Notice

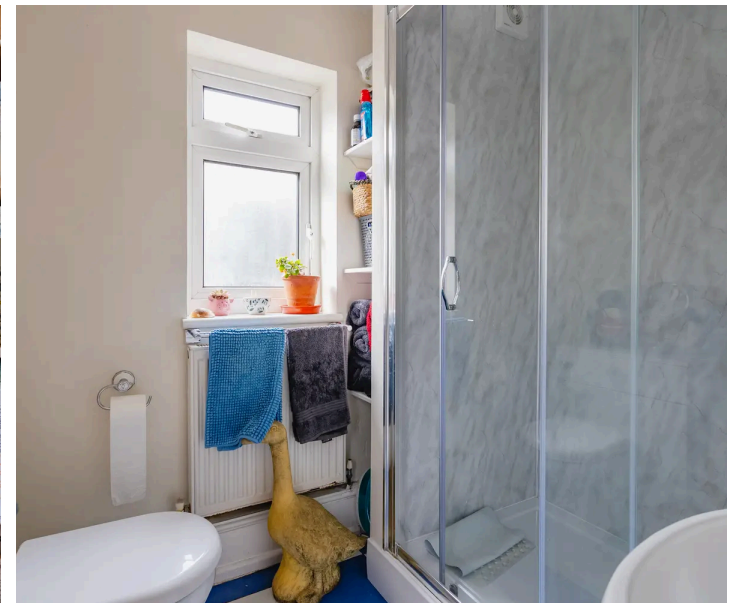
Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Cadeleigh is a small village with local amenities including the Cadeleigh Arms and a church. Tiverton and CREDITON are both within 8 miles of Cadeleigh and offer a more extensive range of services, schools and amenities. It's also well situated for main line trains to London at Tiverton Parkway and the M5 at Junction 27.

DIRECTIONS : For sat-nav use EX16 8HP and the What3Words address is [///project.depending.delight](#)

but if you want the traditional directions, please read on.

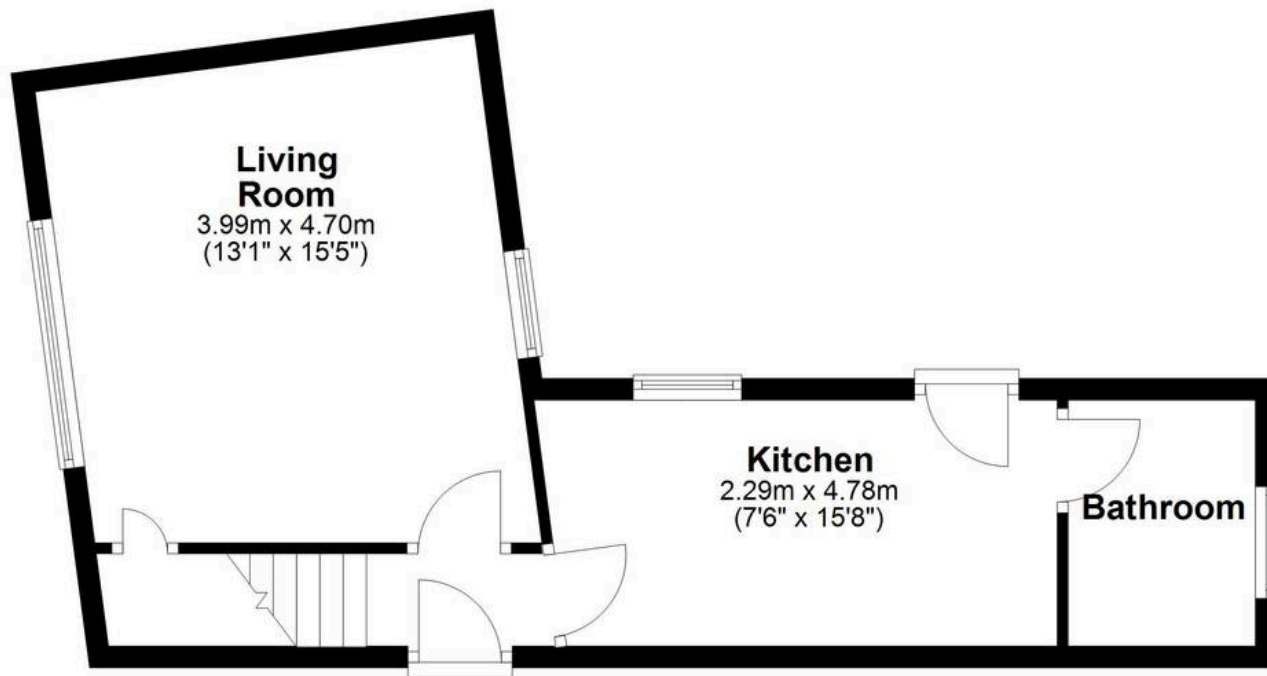
From CREDITON High Street head towards Bickleigh on the A3072. After approx. 6 miles, take the left turn at Chilton Gate Cross, signed to Cadeleigh. Follow the lane for approx. 1.5 miles until you reach the T-junction in the village. Turn left and the cottage will be found on the left.





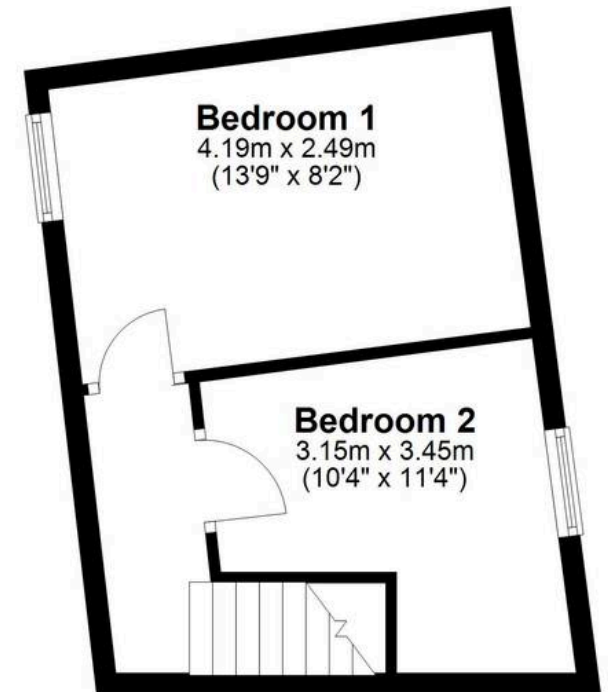
## Ground Floor

Approx. 37.2 sq. metres (399.9 sq. feet)



## First Floor

Approx. 23.7 sq. metres (255.6 sq. feet)



Total area: approx. 60.9 sq. metres (655.5 sq. feet)





## Helmores

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