



3 Stable Mews, The Square, Witheridge, EX16 8EA

Offers Over £175,000

3 Stable Mews The Square

Witheridge, Tiverton

- Pretty mews style home
- Superb value for money
- 3 bedrooms
- Central village location
- Garage
- Open plan living spaces
- Separate utility
- First floor luxury shower room
- No chain

Tucked away in a mews style courtyard, this three-bedroom end terrace house is just one of three similar properties. Converted from former stables, it's got character and charm with modern convenience. The part stone/part rendered façade is an attractive welcome and although central and being close to everything the village has to offer, it's off the main road and a little hidden gem. The village offers a local shop/post office, pub and an active community as well as a regular bus services to Tiverton, South Molton and Crediton.

The house itself is surprisingly spacious and has been thoughtfully renovated throughout, blending modern finishes with timeless character. The ground floor is open and bright, with a woodburner set in a stone fireplace, exposed ceiling beams, and stable-style door to the front, adding plenty of personality. New oak flooring runs through the living space, creating a warm and welcoming flow and the central stairs create zones for cooking and relaxing.





To the rear, there's a useful utility area and door to the back where there's access for maintenance. Upstairs there are three bedrooms, plus a stylish shower room with beautiful metro tiling, contrasting grout and Victorian-inspired fittings. Everything feels fresh and carefully chosen. Worth noting is that in addition to the aforementioned improvements, the windows, lighting, flooring, plastering and heating have all been renewed in recent years.

Unusually for a property of this type (and value!) there's a good-sized garage for parking or storage. Additional parking is freely available on the street or in The Square, just seconds away on foot and it's not a busy or restricted area for parking. Although the property doesn't come with its own garden, you're only a short stroll from the Two Moors Way and the village recreation ground – so there's no shortage of green space on your doorstep.

In summary, this is a character, 3 bedroom home in great condition, with a garage in a Devon village and it is excellent value for money.

Agent's notes: The property is next to a village pub and although this doesn't affect the enjoyment of living here, buyers should be aware. The pub garden to the rear is only accessible and used by the landlord. No customers ever use the garden and as such it is very quiet. The tiling in the kitchen hasn't been completed but this would allow a new owner to choose their preference.

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.



Please see the floorplan for room sizes.

Current Council Tax: Band C – North Devon

Approx Age: Converted 1980's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Oil fired central heating and wood burner

Listed: No

Conservation Area: Yes

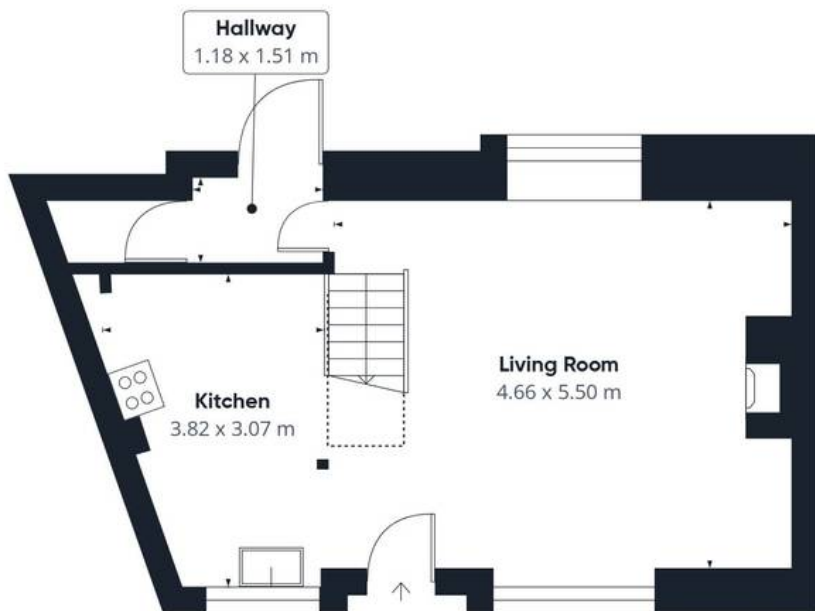
Tenure: Freehold

WITHERIDGE is a large village in a secluded part of Devon, between Dartmoor and Exmoor – known commonly as the gateway to the 'Two Moors Way', an epic hiker's trail. Close to the village are some enchanting woodland walks, including the magical 'Tarka Trail' at Eggesford – a 20-min drive away. Its annual fayre 'St John's' is one of the oldest in the country (est 1248) and offers lots of traditional displays, such as morris dancing, folk music and maypole dancing. There are two inns, 'The Mitre' and 'The Thelbridge Cross'. Like many bigger villages Witheridge has a modern shop/ post office with all the essentials. The nearest towns are Crediton, 11 miles and Tiverton, 10.

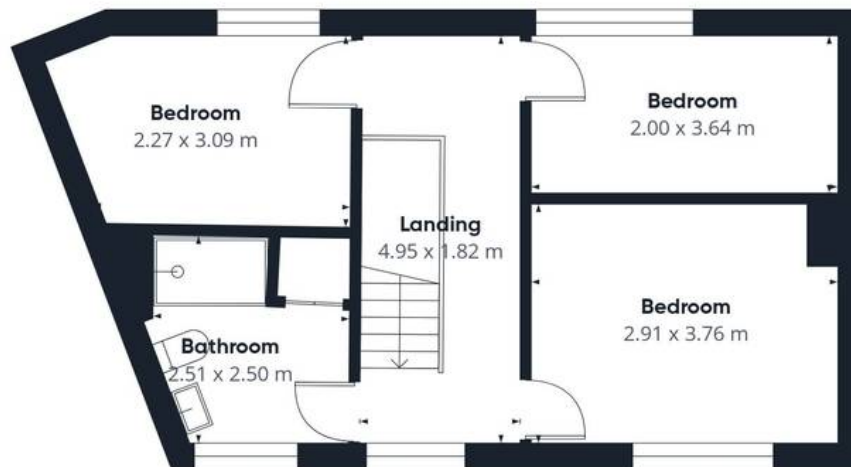
DIRECTIONS : For sat-nav use EX16 8AE and the What3Words address is [///easily.covertly.ages](https://www.what3words.com/easily.covertly.ages)

Upon entering Witheridge from Tiverton direction on the B3137, proceed towards The Square and just before arriving, look out for The Mitre on your right. Take the driveway on the right immediately before The Mitre and the property will be found on the left. For viewings, please park in The Square or on the road.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

96.1 m²

Reduced headroom

1.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.