



9 Fore Street, Witheridge, EX16 8AH

Guide Price **£250,000**

9 Fore Street

Witheridge, Tiverton, EX16 8AH

- Gorgeous thatched cottage
- Village location
- 3 bedrooms with ensuite
- Airsource heat pump with underfloor heating
- Bespoke fitted kitchen
- Living/dining room with wood-burner
- Separate utility area
- Huge loft
- No chain and ready to go

Witheridge is a friendly, well-served Devon village with a strong community spirit, a local shop, pub, church and regular events, all wrapped in peaceful countryside. It sits equidistant between Tiverton and Crediton, making both towns easily accessible for wider shopping, schools and transport links, while keeping you close to the rural landscapes that make this part of Devon so special.

In the heart of the village is this gorgeous Grade II listed cottage offers the perfect blend of character, comfort and style. Built of traditional cob beneath a well-maintained thatched roof (re-ridged in 2025), it has been thoughtfully and sensitively restored throughout, with a new kitchen and bathrooms, fresh lime-rendered interiors and a calm, natural finish that feels both authentic and quietly luxurious. Everything is in place for the next owner to simply move in and enjoy village life from day one. It's not just on the surface either, new wiring and plumbing gives peace of mind for many years to come.





The bespoke fitted kitchen is full of charm and crafted quality with a matching utility area giving access to the side and adds practicality to village life. The bright living and dining space with flagstone flooring and a wood-burner brings atmosphere on cooler evenings whilst the underfloor heating, powered by an efficient air-source heat pump, keeps the cottage comfortably warm. There are three bedrooms in all, the principal with its own ensuite, and a wonderfully large loft above offering excellent storage or future potential subject to the usual consents.

While the cottage has no private parking or garden, on-street parking is readily available, and the nearby village amenity spaces offer greenery, quiet corners to sit out, and a place to enjoy the fresh air without the upkeep.

For anyone seeking a character home with all the charm preserved and none of the hard work left to do, this beautifully finished cottage is ready to welcome its next chapter.

Agents' Notes:

Boundaries and Access:

Boundary positions and access rights have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.



Rights of Way:

We're informed by the seller that the property benefits from a right of way for access to the rear. Buyers are advised to confirm details and legal status with their conveyancer.

Thatch / Cob Construction:

Such construction may have specific maintenance and insurance requirements, and buyers should make their own enquiries before purchase.

Chain Status / Vacant Property:

We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

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: 1800's

Construction Notes: Cob and Thatch

Utilities: Mains electric, water, telephone & broadband

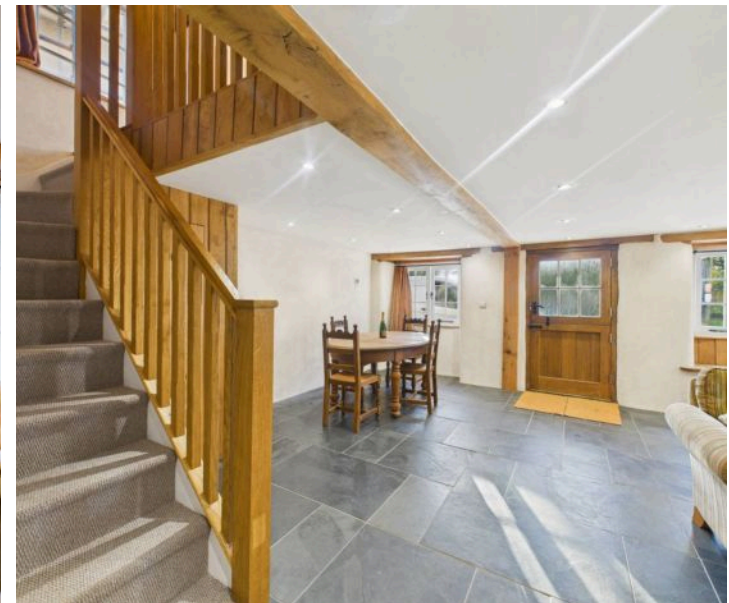
Drainage: Mains

Heating: Airsource heat pump

Listed: Yes Grade II

Conservation Area: Yes

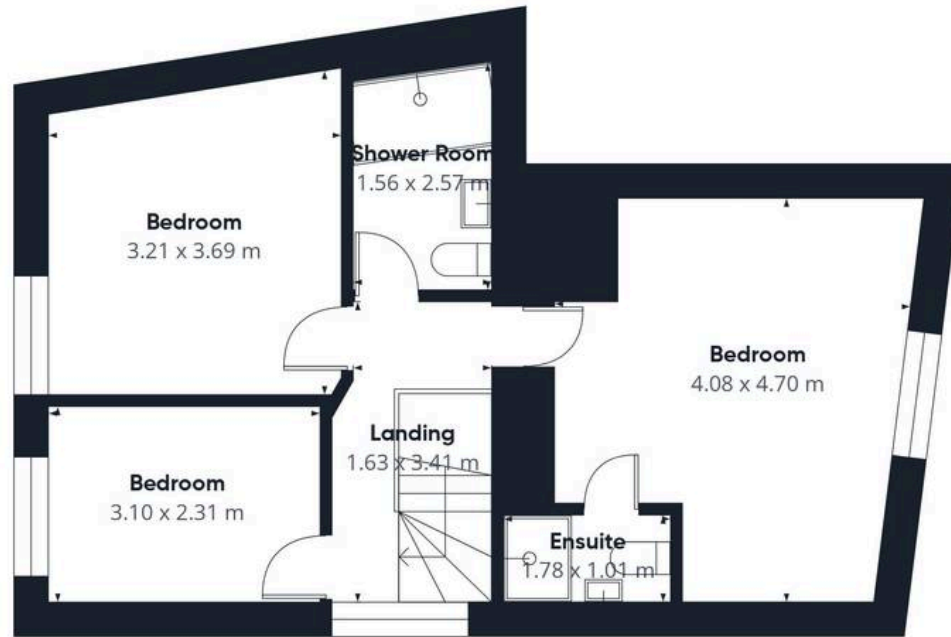
Tenure: Freehold





Floor 0

Approximate total area⁽¹⁾
93.4 m²



Floor 1



(1) Excluding balconies and terraces

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

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WITHERIDGE is nestled among the beautiful North Devon countryside, almost equidistant between the national parks of Dartmoor and Exmoor. The village has earned the accolade '*the Gateway to the Two Moors Way*' as it occupies a stage of the epic hiker's trail. Beloved by its residents, Witheridge offers something for everyone. It's newly refurbished village hall hosts an incredible array of activities and events and is home to many of the village's interest groups covering everything from a toddler's playgroup to gardening and film clubs. The 16th century Church of St John the Baptist dominates the village, and its affiliated Church of England primary school is OFSTED good. There are a couple of local shops for those everyday essentials as well as a nearby farm shop selling local produce and gifts. A regular bus service makes car-free travel viable and access to a good road network brings some of the counties larger towns within easy reach Crediton (11 miles), Exeter (19 miles), and Tiverton (10 miles).

DIRECTIONS

For sat-nav use EX16 8AH and the What3Words address is [///emails.spare.hexes](https://www.what3words.com/emails.spare.hexes) but if you want the traditional directions, please read on.

Entering Witheridge on the B3137 from Tiverton, pass the play area on the left and continue, looking out for the left turn into Chapple Road on your left (but don't turn off). The property will be found on the right, just after this junction. If you reach the pub and shop, you've gone too far.





Helmores

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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.