



Peppercorn Cottage



**STAGS**



# Peppercorn Cottage

Silverton, Exeter, Devon, EX5 4JB

Thorverton (3.1 miles), Exeter (8 miles), Crediton (9.2 miles)

A splendid period cottage located at the end of a quiet lane in this very popular village with a wonderful garden to the rear and adjoining paddock extending to 5 acres including a lake.

- 5 bedroom detached period cottage
- Lovely private garden to the rear
- Adjoining paddock/meadow extending to 5 acres with lake
- Double garage and ample off road parking
- Short walk into the village centre
- Cottage style kitchen
- On the market for the first time in many years
- Freehold
- EPC: E
- Council Tax Band: F

Guide Price £900,000

Set in the Silverton Conservation area, Peppercorn Cottage is a charming, unlisted period home, originally thought to have been two cottages, now a spacious five-bedroom detached property at the end of a quiet lane—just a short walk from the heart of a highly sought-after village. The entrance hall leads to a study, utility room, and W.C., with access to the garden. On the opposite side, a cosy sitting room features front and rear windows, a wood burner, and exposed stone fireplace. The adjoining dining room includes a fireplace recess and connects to the rear hall, which has garden access and leads to a generous kitchen/breakfast room with fitted units, an electric range, wood burner, and garden views. A rear storage room with W.C. completes the ground floor. Upstairs are five bedrooms, a family bathroom, and a separate shower room with W.C. A great feature of the upstairs is the beautiful stained glass window and steampunk bannisters. The cottage's standout feature is its extensive outdoor space. A private, mature garden lies just behind the house, with a patio, terraced lawn, several seating areas, and a BBQ zone overlooking the neighbouring meadow—ideal for relaxing or entertaining.









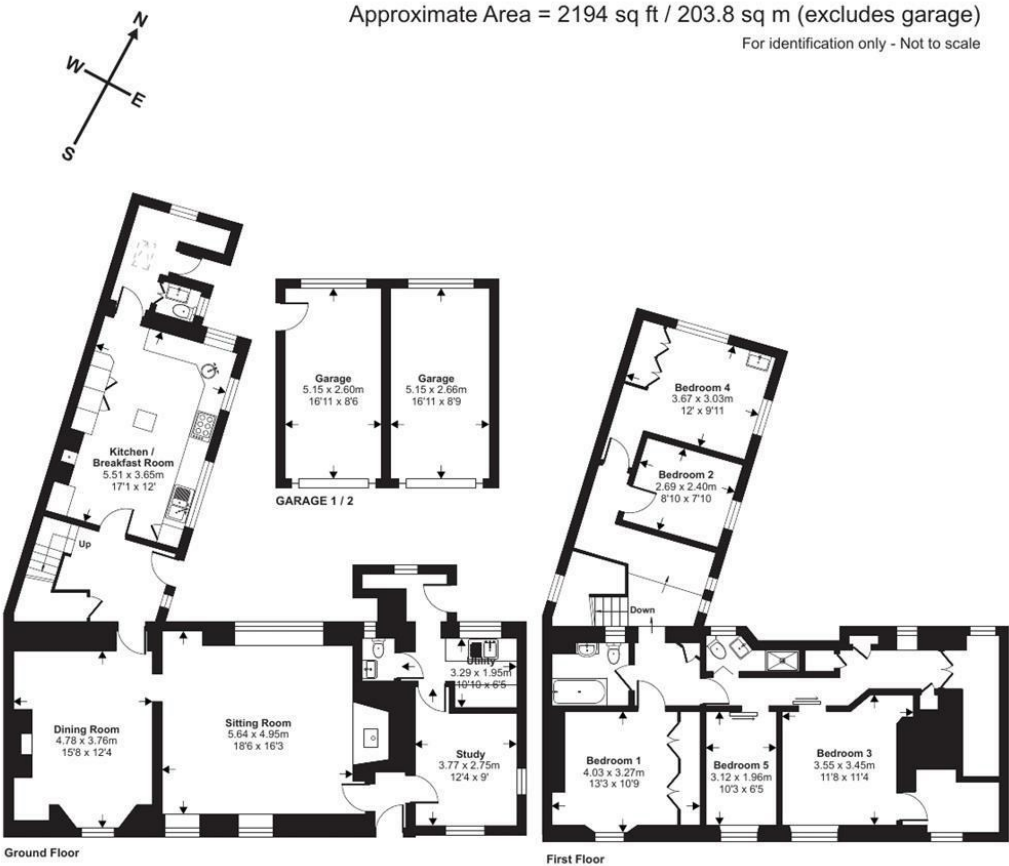
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(31-40) G		
Not energy efficient - higher running costs		
1-20		
England & Wales		EU Directive 2002/91/EC

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