



- Delightful Three Bedroom Character Cottage
- Garden with Utility Shed and Garage / Store
- Three Excellent Paddocks ● Area of Young Deciduous Woodland
  - Double Field Shelter
  - Approx. 6 Acres In All



## GENERAL AND SITUATION

Approximate Distances:  
Tiverton 3 miles • Exeter 17 miles • A361 (North Devon Link Road) 1.5 miles  
M5 Motorway 10 miles

A delightful three bedroom character cottage set in approx. 6 acres with three excellent paddocks plus an area of young deciduous woodland in a lovely rural location with wonderful views to Exmoor



The cottage is believed to be more than 300 years old and was a former groom's cottage and holiday let to Bradleigh Down Farm which was recently split into three separate dwellings. The property has been sympathetically refurbished by the present owners and it retains a huge amount of charm and character but with the convenience of three ensuite bathrooms, a modern kitchen and new oil-fired central heating system.

The present owners run the property as a general smallholding keeping ponies, alpacas and goats, and in the agents' opinion, it offers a wonderful rural lifestyle. It might also potentially suit someone looking to gain an income through bed and breakfast or Airbnb.

The surrounding countryside has a number of footpaths and quiet country lanes leading to two bridleways within a short hacking distance.



## THE RESIDENCE

A wonderful quirky cottage built on several different levels with oil fired central heating and double glazing throughout. The accommodation in brief is as follows; please refer to the floorplan for approx. room sizes.

The **Main Entrance** is through a half glazed front door leading into a **Conservatory** which has one exposed stone wall and access through into a large **Reception Hall** which the current owners use as a **Music Room**. It has a tiled floor and stairs leading to the bedrooms.

The **Kitchen** has recently been refitted with a range of built in base units plus an island unit with a four ring hob, two electric ovens, double sink and an integral fridge / freezer. Steps lead down to the **Living Room** which has glazed external double doors to the garden and a log burner.

From the **Hall** separate staircases lead to the **Three Bedrooms** each of which have **Ensuite Bath / Shower Rooms**.





## OUTSIDE, OUTBUILDINGS & LAND

The property is set well off the county lane and is approached along an attractive tree lined drive which leads to Little Hygge and the two neighbouring properties. We understand the drive is owned by Bradleigh Down Farmhouse and Little Hygge and one other neighbour have a right of access and shared maintenance agreement.

From the drive, double gates lead through to a private gravelled parking area with space for several vehicles, a lawned garden and patio.

There is a **Utility Shed** c.12'5 x 8'4 (about 3.7m x 2.5m) housing the oil tank, with plumbing for washing machine.

**Garage / Store** c.15'3 x 9'4 (about 4.6m x 2.8m) built of stone and timber

The **Land** lies to the right of the driveway on the approach to the cottage and is divided with stock fencing into **Three Main Paddocks** each of which has a water supply. The first paddock has a number of mature deciduous trees and there is also a **Double Field Shelter** c.24' x 12' (about 7.3m x 3.6m).

Additionally, there is approx. one acre of young **Deciduous Woodland**.

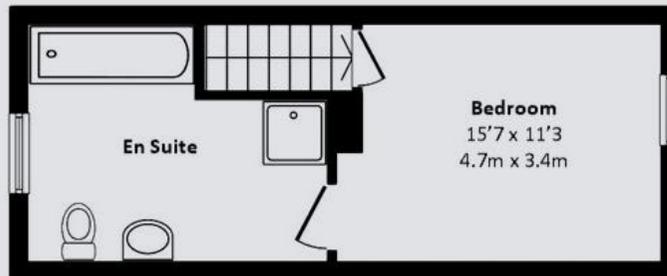


**IN ALL APPROX. 6 ACRES**  
(About 2.4 Hectares)



**RURAL SCENE**  
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**VIEWING**

Strictly by appointment only with the Agents

**LOCAL AUTHORITY**

MID DEVON DISTRICT COUNCIL  
Tel: 01884 255255

**SERVICES**

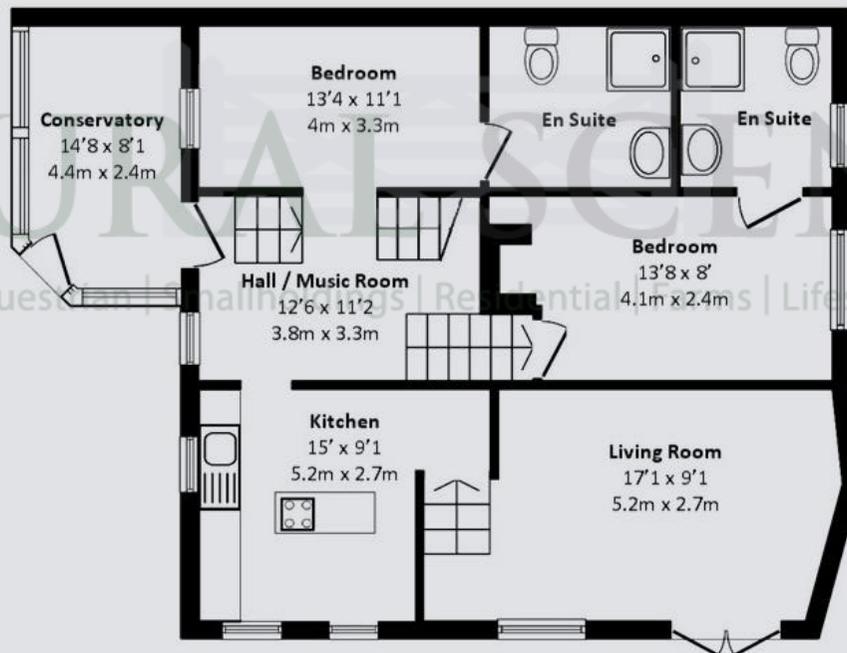
MAINS ELECTRICITY, BOREHOLE WATER SUPPLY (shared by the three properties) plus MAINS WATER as back-up, PRIVATE DRAINAGE (Sewage Treatment System shared by the three properties), OIL FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E COUNCIL TAX B

**DIRECTIONS**

From Tiverton take Rackenford Road westbound, continue through Calverleigh and as the road forks bear left towards Templeton. Continue for approx. ¾ of a mile and turn left into the driveway to Bradleigh Down Farm.

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited LITTLE HYGGE but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



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