



Vine Cottage North Street, Witheridge EX16 8AG

welcome to

Vine Cottage North Street, Witheridge

Charming Chocolate Box Cottage located within the gateway to the Two Moors Way! Beautifully presented and finished throughout.

Description

Vine Cottage is a picturesque and charming Grade II listed thatched cottage situated in a convenient location close to the centre of Witheridge. This property has so much character with exposed beams, cottage style windows and has been recently re-thatched. The accommodation is well proportioned and comfortable with a lovely feel throughout. The current owners have loved and really cared for this cottage. Both the property and garden are beautifully presented and certainly worth viewing. The well fitted, country style kitchen is well equipped and has a decorative, inglenook fireplace, stone floor and plenty of space for a large dining table. There is also a useful utility/boot room which leads out to the garden. The lounge has a feature exposed stone fireplace with wood burning stove - perfect for those cosy winter evenings. To the rear is an inner hallway leading to the ground floor bathroom, which is a generous size. Both the lounge and hall have wooden floors. On the first floor there are two double bedrooms and an upstairs WC. With the third double bedroom being located on the second floor. The established garden is beautiful and quite private, with a variety of trees, shrubs and borders. A rear terrace and summer house offers a lovely relaxing space and there are two further garden sheds for storage/workshop. This is a 'must see' traditional Devon cottage in a lovely location and we recommend booking an early viewing to avoid disappointment.

Entrance Porch

Timber door

Entrance Hall

Space for coats, partial glazed door to kitchen and timber door to lounge

Lounge

14' 2" Max x 13' 1" Max (4.32m Max x 3.99m Max)
Inset window to front with seat, window to rear. Exposed stone fire place(inglenook)with wood burner and brick hearth, timber door with glazed inserts to inner hallway, exposed beams, radiator, stairs to first floor

Inner Hallway

Window to side, storage cupboard, wood flooring, radiator

Kitchen

13' 9" x 10' 9" (4.19m x 3.28m)
Dual aspect windows to the front and rear. The kitchen has a range of wall and base units with timber work surfaces over, ceramic one and a half bowl sink with mixer tap and drainer, induction hob with extractor hood, built in SMEG oven, dishwasher, exposed stone feature fire place, radiator partially glazed door into the utility.

Utility

UPVC door to rear. space and plumbing for washing machine, space for fridge/freezer and tumble dryer





Landing

Window to front. Stairs from lower floor, storage cupboard, panel heater, stairs up to bedroom three

Bedroom One

14' 4" x 10' 3" (4.37m x 3.12m)
Dual aspect windows to front and back, Built in storage cupboard, decorative fire place with wood surround, radiator

Bedroom Two

13' x 9' 6" (3.96m x 2.90m)
Window to rear with window seat. Two built in storage cupboards/wardrobes, radiator

Bedroom Three

12' 5" Max x 8' (3.78m Max x 2.44m)
Window to side. Loft access, eaves, radiator

Bathroom

Wash hand basin with vanity unit under, WC, bath with electric shower over, fully tiled walls with slate effect floor tiles, under floor heating

Rear Garden

The garden is an oasis of tranquillity with lawns, well stocked borders and established shrubs and trees. At the far end of the garden is a terrace which provides a lovely seating area and has a summer house. In addition are two very useful garden sheds/workshop. Access is provided to the garden via the service lane to the side of the property.



Parking

On street parking

Service

Mains electric, water and drainage

Council Tax Band D

Location

Witheridge is a thriving village situated approximately 11 miles from both the market towns of Tiverton and South Molton. Amenities include a public house, post office/store and a newsagent. There is also a primary school in the village and a bus service to neighbouring East Worlington Primary School, veterinary practice, health centre and parish church. Witheridge is also known as the gateway to the two moors being situated in equal distance from both Dartmoor and Exmoor. There is also a regular bus service which runs to Exeter and Barnstaple.

Office Hours

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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Vine Cottage North Street, Witheridge

- Traditional Devon Cottage
- Three Double bedrooms
- Country Kitchen/Diner
- Spacious Sitting Room with Wood Burner
- Traditional Features Throughout

Tenure: Freehold EPC Rating: Exempt

guide price

£400,000



Total floor area 106.7 sq.m. (1,148 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
TVT104683 - 0003

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fox & sons



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16
6AH



fox-and-sons.co.uk