



**. Court Gardens Cottage, Stoodleigh Tiverton EX16 9PL**

**welcome to**

## **. Court Gardens Cottage, Stoodleigh Tiverton**

Situated on the edge of a lovely village you will find this charming Grade II listed cottage offering three bedrooms serviced by a shower room & bathroom. three reception rooms. Extensive gardens and outbuildings. Rural, yet very accessible. Viewing is highly advised!

### **Description**

Nestled in the village of Stoodleigh is this striking detached residence. This grade II listed cottage is well presented and benefits from beautiful gardens. The perfect position being rural, yet very accessible being only approx 6 miles from Tiverton and approx 5 miles from Bampton.

Court Gardens Cottage is believed to date back to the late 1800's and originally was a cottage for the gardener of the estate. Upon approaching the property is a sizeable parking area next to the house with additional parking for two cars on the external driveway. Beautifully presented gardens wrap around the property. Upon opening the porch is a great space for storing boots and coats. The kitchen enjoys views over the fantastic garden. Please note there is planning permission to extend this home. Flowing seamlessly from the kitchen is a breakfast room/study. From here you can access the formal dining room which is dual aspect also overlooking the rear garden, an archway leads to the lounge. The lounge is a lovely room and is dual aspect with the focal point being a wood burning stove. Completing the ground floor is a shower room. Upstairs there are two double bedrooms one of which has a feature fireplace. A further single bedroom and a family bathroom with shower over. Externally there is a great range of outbuildings. There are two gardens, the formal garden wraps around the home. Which is mainly laid to lawn with mature shrubs and borders, there is a seating area which is great for dining alfresco. There is also a further patio area with seating areas around the garden. Beyond the outbuildings you will find the south facing market garden, which is a fabulous space with an orchard, vegetable garden with raised beds and a greenhouse.

### **Entrance Hall**

Single glazed window to front. Radiator, stairs to first floor.

### **Lounge**

17' 9" Max x 14' 9" Max ( 5.41m Max x 4.50m Max )  
Dual aspect with a bay window to front and window to side. Wood burner, television point, radiator.

### **Dining Room**

14' 1" Max x 9' 10" Max ( 4.29m Max x 3.00m Max )  
Single glazed windows to rear and side. Radiator.

### **Reception Room**

10' 8" Max x 11' 7" Max ( 3.25m Max x 3.53m Max )  
Single glazed window to side. Under stairs cupboard, larder, radiator.

### **Kitchen**

11' 6" x 10' 9" ( 3.51m x 3.28m )  
Single glazed window to rear and side. The kitchen has a range of wall and base units with work surfaces over, Belfast one and a half bowl sink and drainer, space for cooker, radiator, wooden door to side.

### **Utility Room**

Door to side. Wall hung boiler. Space and plumbing for washing machine.

### **Shower Room**

Single glazed windows to side. Shower cubicle, fully tiled, radiator.





### **Landing**

Single glazed window to rear. Stairs from the ground floor, radiator, loft hatch, doors to all rooms.

### **Bedroom One**

13' 6" Max x 15' 3" Max ( 4.11m Max x 4.65m Max )  
Single glazed windows to front and side. Built in cupboard, radiator. Please note there is restricted head height in this room.

### **Bedroom Two**

14' 1" Max x 11' 4" Max ( 4.29m Max x 3.45m Max )  
Single glazed window to front. Feature fireplace, radiator. Please note there is restricted head height in this room.

### **Bedroom Three**

8' 2" x 7' 11" Plus door recess ( 2.49m x 2.41m Plus door recess )  
Single glazed window to side. Eave storage. Please note there is restricted head height in this room.

### **Bathroom**

Single glazed window to side. Wash hand basin, WC, bath with shower over. radiator.

### **Second Floor**

16' 2" x 10' 10" ( 4.93m x 3.30m )

### **Workshop**

10' 6" x 15' 10" ( 3.20m x 4.83m )  
Two windows to front and two sky lights. Power and lighting, Outside sockets.

### **Rear Garden**

To the rear of the property the garden is laid mainly to lawn with a pond and rear gate. Oil tank.

### **Parking**

There is off road parking for two cars

### **Out Buildings**

There is a log shed with power.  
Garden shed with power and lighting.

### **Planning Permission**

23/01087/LBC

### **Services**

Mains electric, water and drainage. Oil fired heating.

Council Tax Band E

### **Agent Note**

Please note this property is Grade II listed and located in a conservation area.

### **Office Hours**

Monday - Friday 9am- 6pm  
Saturday- 9am- 4pm  
Sundays - Closed



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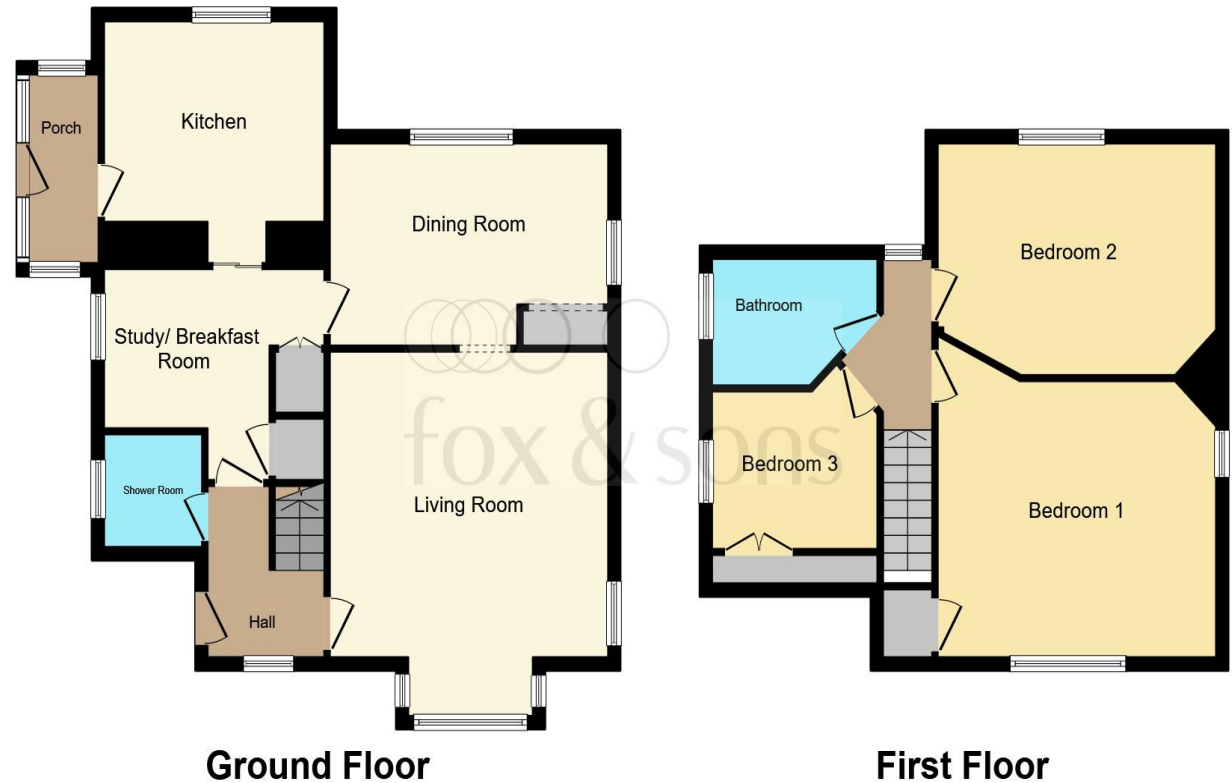
## . Court Gardens Cottage, Stoodleigh Tiverton

- Detached Three Bedroom Cottage
- Rural yet Accessible Position
- Three Reception Rooms
- Full of Character Features
- Grade II Listed

Tenure: Freehold EPC Rating: G

guide price

**£550,000**



Total floor area 122.9 m<sup>2</sup> (1,323 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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