



Locks Cottage



# Locks Cottage

Westleigh, Tiverton, EX16 7HL

M5/J27 Tiverton Parkway Station: 1.6 Miles, Exeter: 19.3 Miles

An impressive five bedroom home situated within a substantial plot in a rural position yet providing easy access to excellent transport links.

- Five Double Bedrooms
- Excellent Transport Links
- Far Reaching Countryside Views
- Ample Parking
- Outbuilding
- Substantial Gardens In Total 1.2 Acres
- Master Bedroom Ensuite With Juliette Balcony
- Tiverton Parkway 1.6 Miles
- Council Tax Band E
- Freehold

Guide Price £700,000

## SITUATION

Locks Cottage is situated in the rural yet accessible hamlet of Ayshford benefitting from far reaching countryside views.

The local market town of Tiverton is only 8.6 miles away, the town boasts a wide range of recreational and retail facilities including banks, building societies, shops, supermarkets, hospital, an 18-hole golf course and a leisure centre. The town has an excellent range of educational facilities including Blundell's School which offers a discount to local students.

The A361 gives easy access to the M5 at Junction 27, alongside which lies Tiverton Parkway Station.

## DESCRIPTION

Locks Cottage is a spacious detached 5 bedroom, family home providing generous accommodation and reception space. Extended and renovated this property enjoys substantial gardens totalling 1.2 acres with outbuilding and ample parking. The Grand Western Canal is just a short walk of about 5 minutes from the property.



## ACCOMMODATION

The spacious light filled entrance hallway creates an impressive first impression of the property. Immediately to your right along a short corridor is a useful downstairs wet room with WC and then a good sized room which is currently used as a home office but could equally be a downstairs additional bedroom or sitting room.

On from the hallway is the Dining Room which leads into the Sitting Room, both rooms are filled with natural light due to the large French doors leading out onto the surrounding decking and gardens. Off the Dining Room is an extensive Conservatory providing excellent additional reception space with views over the surrounding gardens.

The Kitchen is well equipped with floor and wall units, two ovens and an induction hob with additional space for a large fridge freezer. Along one wall of the kitchen there are also extensive built in hidden pantry and utility space.

From the hallway a staircase leads up to the first floor to a total of five bedrooms, one ensuite bathroom and family bathroom. The Master Bedroom benefits from an en suite bathroom and triple built in wardrobes and alongside bedroom 4 which also has built in double wardrobes, it enjoys views over the gardens via double doors over Juliette balconies.

## OUTSIDE

The property is approached via a sweeping gravel drive which brings you up to the front of the property with ample parking. The large garden totals 1.2 acres and is a significant feature of the property offering plenty of outdoor space for gardening, recreation and entertaining. The gardens are mainly laid to lawn with a border of established hedgerow and various trees. There are an array of shrubs and flower beds.

A brick built outbuilding is adjacent to the property providing good outdoor storage .

## SERVICES

Oil Central Heating, Private Drainage, Mains Electricity, Mains Water

## VIEWINGS

Strictly by appointment only

## DIRECTIONS

Please note, the postcode does not take you directly to the property. What3Words [///products.jigging.relief](https://www.what3words.com/)

From Junction 27 M5 take the exit on to the A361 signed Tiverton/Barnstable, take the first exit signed Sampford Peverell / Tiverton Parkway at the roundabout take the second exit right hand turn, at the next roundabout take the third exit signed Ayshford follow this road and Locks Cottage is the second entrance on the right



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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