



The Old Vicarage







# The Old Vicarage

Cove, Tiverton, Devon, EX16 7RX

Bampton: 3 miles - Tiverton: 6 miles - M5 (J27): 11miles - Exeter Airport 27 miles

A five-bed former vicarage, superbly located between Bampton and Tiverton, nestled within it's own grounds, offering outstanding accommodation as a family home.

- Beautiful former Vicarage
- Spacious accommodation of over 3,500 sq ft
- 5 double bedrooms
- Impressive mature gardens
- Superb location set between Tiverton and Bampton
- Double garage
- Not listed
- Newly erected stable block
- Council Tax Band G
- Freehold

Guide Price £1,050,000

## Stags Tiverton

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@StagsProperty

## SITUATION

The property is situated in the village of Cove, which benefits from a village hall and a popular garden centre. The nearby small town of Bampton offers a generous range of facilities including schooling, a doctors' surgery, individual shops, public houses and restaurants. The popular Exmoor National Park is not far, with its rugged countryside and splendid wildlife. Tiverton, an old market town, has a good range of shopping, schooling and recreational facilities including a modern district hospital, 18-hole golf course, and sports centre. There are schools for all ages including Blundell's School, which offers discounts to local pupils. Junction 27 of the M5 is approximately 7 miles distant from Tiverton, alongside which lies Tiverton Parkway Station.

## DESCRIPTION

The Old Vicarage is an impressive detached dwelling that has undergone improvements over time, resulting in a modern and spacious family home set amidst beautiful rural surroundings. Situated within expansive gardens spanning over three-quarters of an acre, the property retains many characteristic features typical of its style, including high ceilings and generously proportioned rooms adorned with period details.

## ACCOMMODATION

This remarkable property exudes spaciousness and charm, embodying the classic features of an old vicarage. Upon entry into the entrance hall, attention is drawn to the characterful Victorian tiled flooring, setting the tone for the entire residence. Notable features include lofty ceilings and a captivating switchback staircase, enhancing the grandeur of the interior.

The ground floor offers four inviting reception rooms: a sitting room, dining room, breakfast room, and snug/study. Each room boasts its own unique charm, with working fireplaces adding warmth and providing picturesque views of the garden and countryside. Period details such as picture rails and alcove storage adorn the rooms, adding to the property's timeless appeal.

The kitchen, the heart of the home and features fitted units, granite worktops, and a central island. An oil-fired AGA nestled within a fireplace adds character, complemented by a slate hearth. Adjacent to the kitchen, a boot room, pantry, and utility area ensure practicality meets style.





Ascending the staircase reveals five spacious double bedrooms, each offering tranquil vistas of the rural surroundings. Bedroom 1 features ample built-in storage and a cast iron fireplace, while bedrooms 2-4 also offer convenient storage solutions. The family shower room and newly fitted bathroom boast underfloor heating, adding a touch of luxury to everyday living.

A spacious loft room awaits at the top of the stairs, offering extensive storage space and potential for various uses. It serves as an additional feature of the property, providing versatility and further enhancing its appeal to prospective buyers.

### GARDENS AND GROUNDS

Between stone pillars, double wrought iron gates open to reveal a spacious parking area, with the driveway extending to a recently constructed double garage featuring electric doors, power, and lighting. Additionally, the current owners have erected a wooden stable block on the premises. Surrounding the property, the gardens envelop it in natural beauty, adorned with mature trees, shrubs, and flowering plants. Predominantly consisting of lush lawn, the garden also includes a charming stone patio offering panoramic views of the countryside. To the west lies a quaint orchard boasting a variety of apple and plum trees, accompanied by a sizable storage shed. It's worth noting that the owners currently rent the neighbouring paddock from a local farmer, and this arrangement may potentially be continued by the new owners.

### SERVICES

Water - Mains connected

Electric - Mains connected

Drainage - Private via septic tank with soakaway

Oil fired central heating

Oftcom predicted broadband services - Download 5 Mbps, Upload 1Mbps

Oftcom predicted mobile coverage for voice and data: Internal - EE. External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council. Cove Hill Conservation Area

### VIEWINGS

Strictly by appointment with the agents please.

### DIRECTIONS

From Tiverton, proceed on the A396 towards Bampton. After approximately 4 miles you will reach the village of Cove, take the first right onto Cove Hill signposted to the Village Hall. Proceed for a half a mile, turning right to stay on Cove Hill and after 150 yards the property can be found on the right

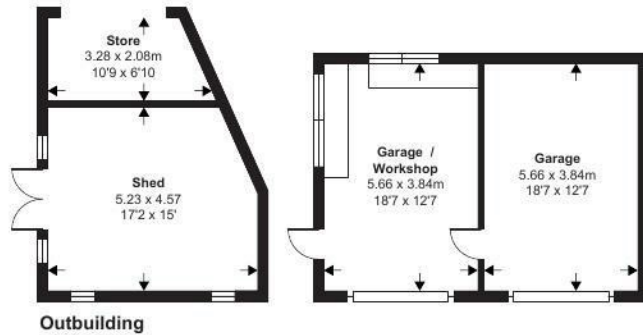
Approximate Area = 3647 sq ft / 338.8 sq m (includes garage)

Limited Use Area(s) = 643 sq ft / 59.8 sq m

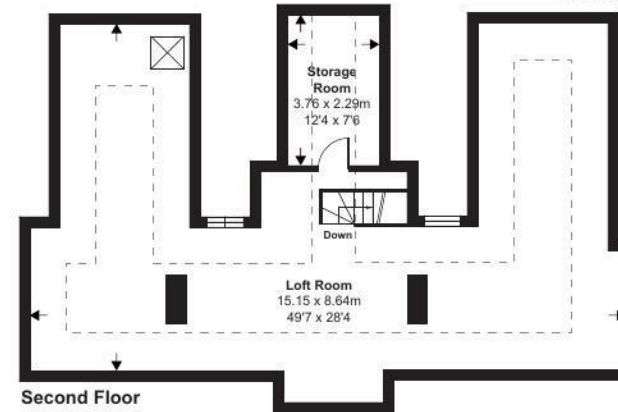
Outbuilding = 337 sq ft / 31.3 sq m

Total = 4627 sq ft / 429.9 sq m

For identification only - Not to scale

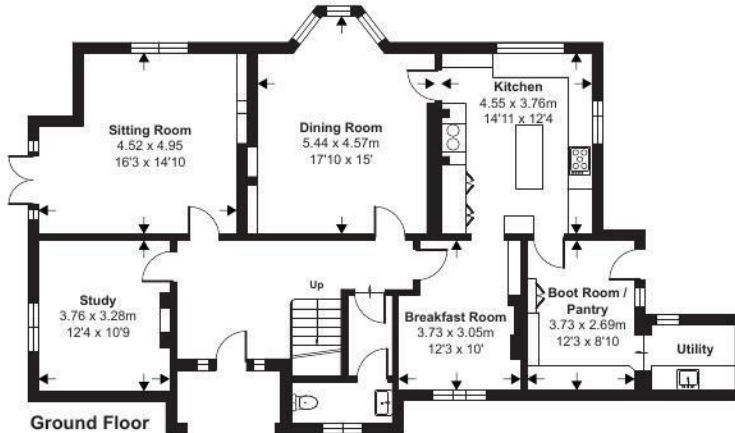


Outbuilding

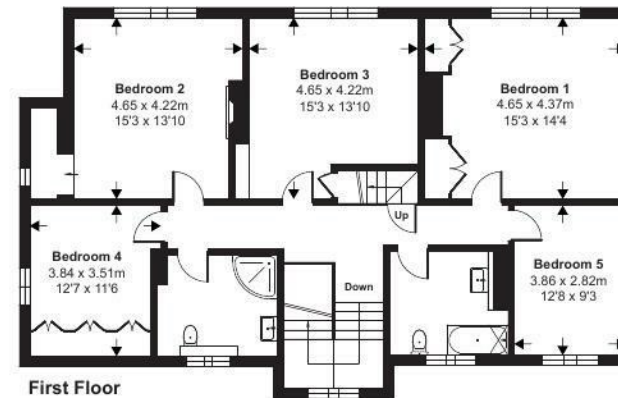


Second Floor

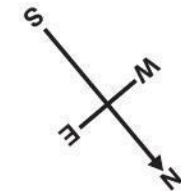
Denotes restricted head height



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1092794



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



