



Ditchetts House











# Ditchetts House

Fore Street, Witheridge, Devon, EX16 8AH

Tiverton: 10 miles, Exeter: 19 miles, South Molton: 10 miles

An enchanting Grade II listed family home with a large south-facing walled garden, delightful one bedroom cottage and studio workshop. All set in a picturesque village setting.

- Deceptively spacious family home
- Grade II Listed
- Four bedrooms
- Four reception rooms
- One bedroom cottage
- Elegantly renovated
- South-Facing walled garden
- Off-road parking
- Council Tax Band D & A
- Freehold

Offers In Excess Of £895,000

## Stags Tiverton

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## SITUATION

Ditchetts House is in the centre of the pretty Devon village of Witheridge. The village provides several amenities including a local shop, a pub, a doctor's surgery, several restaurants, cafés and a primary school. The bustling and historic town of Tiverton provides a wider range of everyday amenities, including high street shopping, supermarkets and leisure facilities. The town also offers an excellent selection of schools, including the renowned independent Blundell's School. Exeter, approximately 19 miles away is the most thriving city in the South West and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good restaurants and shopping including The Ivy and John Lewis. Many good primary and secondary schools can be found in Exeter including Exeter School, Exeter College (Ofsted 'Outstanding') and The Maynard, whilst Exeter University is recognised as one of the best universities in the country. Endless opportunities for walking and cycling can be found in the local area whilst the breath-taking Exmoor National Park is within easy reach. The property is set mid-way between the dramatic North and South Devon coastlines offering miles of pristine beaches to explore. Communication links are excellent. Tiverton Parkway mainline station is approximately 19 miles away, providing direct services to London Paddington and Exeter. The M5 motorway provides links to the A38 to Plymouth, A30 to Cornwall and to the national motorway network.

## DESCRIPTION

Ditchetts House is a lovely partially thatched semi detached property dating from at least the 15 century, but originally thought to have been an open hall house. The house has been totally restored by the current owners to a very high standard, enhancing and restoring period features including inglenook fireplaces, oak and stone floors along with a rare 15th century cobb and ash floor. What were original stables and grooms quarters in the garden have also been restored to create a cosy one bedroom cottage annexe, which provides space for family or guests. Further stables have been converted into a studio/hobbies room.

## MAIN HOUSE ACCOMMODATION

In the main house there are five beautifully appointed ground floor reception rooms. These include a dual aspect snug, a study, a bright and light garden room and a large sitting /dining room which features original inglenook fireplaces at either end. There is a hand built bespoke modern country kitchen with composite stone worktops. Original timber panelling and original tile and cobbled floor. There is a central island/breakfast bar providing ample storage. An Everhot range cooker and a double butlers sink. Leading off the kitchen is a fully fitted handmade bespoke utility room with butlers sink set into a restored original marble slab. An adjacent walk in larder provides further space for household storage.

Upstairs there are four very well appointed bedrooms. The principal bedroom with a luxury ensuite shower room with twin sinks. There is also a family bathroom with freestanding copper bath and separate shower. There is also a third separate WC. Bedroom four has two walls of handmade bespoke wardrobes providing ample hanging space and storage.







### THE GARDEN COTTAGE

The garden cottage has also been sympathetically restored and the accommodation includes an open plan kitchen/lounge/diner with an open stairway leading to a double bedroom and en-suite shower room.

### GARDENS & GROUNDS

There is a secluded south facing walled garden to the rear, approximately 100 metres long with many specimen and fruit trees and large ancient trees. The garden is planted with beautiful perennials that bring summer colour and bursts with life and colourful blossom and bulbs in the spring. It has been enhanced to provide different sitting areas and vistas. This includes an original cobbled courtyard and paths. A large composite deck with timber pergola for shade. A sheltered private terrace with hot tub (available by separate negotiation). An additional hardwood deck provides an ideal place for morning sun and breakfast. A vegetable garden with greenhouse and oak raised beds and a large stone built potting shed. At the end of the garden is a storage shed for tools. Through the door at the end of the garden is a private gravelled parking area for about 5 cars. Here there is also a 5 x 3 metre timber shed ideal for all kinds of storage.

Alongside the cottage is a studio/hobbies room which has worktops inset with a double Belfast sink and numerous storage units. There is also a useful garden toilet.

### SERVICES

Mains electricity, water and drainage. Electric heating with individual thermostats.  
Ofcom predicted broadband services - Standard: Download 16 Mbps, Upload 1 Mbps.  
Ultrafast: Download 80Mbps, Upload 20Mbps.  
Ofcom predicted mobile coverage for voice and data: Internal (Limited coverage) - EE, Three, O2 and Vodafone. External - EE, Three, O2 and Vodafone.  
Local Authority: North Devon District Council. Witheridge Conservation Area

### VIEWINGS

Strictly by appointment only through the agents, Stags.

### DIRECTIONS

From Witheridge Square, proceed east passing the Mitre Inn. After 130 yards, as road becomes Fore Street, the property can be found in the right hand side.



Approximate Gross Internal Area = 215 sq m / 2318 sq ft

Cottage = 31 sq m / 333 sq ft

Outbuilding = 20 sq m / 216 sq ft

Total = 266 sq m / 2867 sq ft

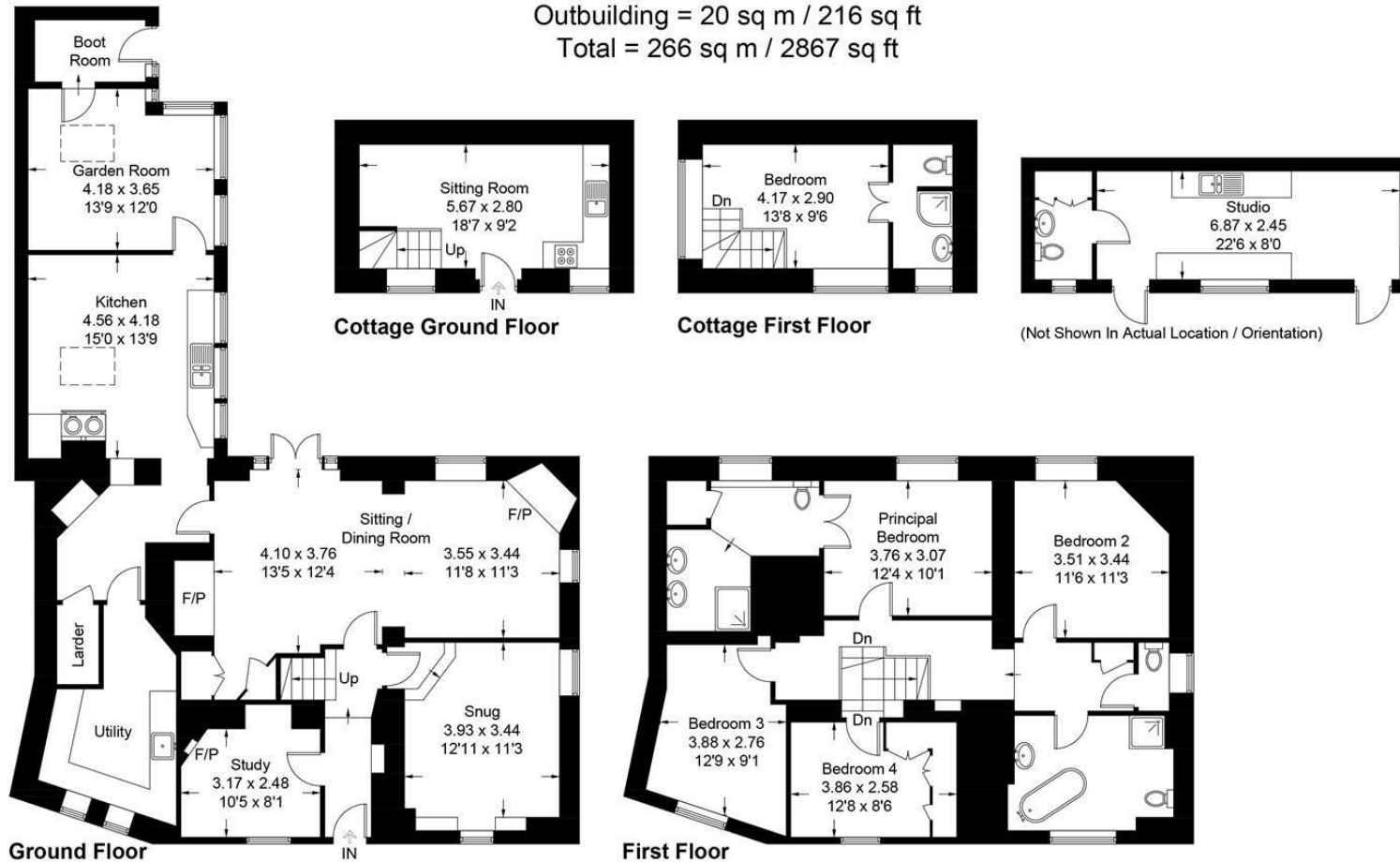


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1112002)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</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	







