



Campbellhays Cottage



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Witheridge, Tiverton, Devon, EX16 8QL

Witheridge 1 mile | Tiverton 10 miles | M5 (J27)/ Tiverton
Parkway Station 16 miles

An attractive detached, period cottage in an accessible country location, with large gardens overlooking fields, in all 0.37 acres.

- Detached Period Cottage
- Attractive Country Location
- Two Reception Rooms
- Modern Garden Studio
- Council Tax Band D
- Well-Presented & Modernised
- Three Bedrooms
- Large Kitchen/ Dining Room
- Large Garden. In all 0.37 Acres
- Freehold

Guide Price £450,000

SITUATION

The property lies within a quiet valley just a mile from the popular village of Witheridge. The village provides amenities including post office/ general store, doctors surgery, veterinary practice, primary school, pub, art cafe, restaurant and newsagents. A short distance to the north, lies the wonderful moorland of Exmoor National Park and the rugged North Devon Coastline, ideal for exploring and enjoy country pursuits.

Tiverton lies approximately 10 miles to the east and provides a much wider range of day to day amenities including state and private schooling. Junction 27 of the M5 is approximately 16 miles, alongside which lies Tiverton Parkway Train Station.

The cathedral and university city of Exeter is 14 miles to the south, offering all to be expected from a city centre. Exeter Airport lies to the east of the city, providing international flights.

DESCRIPTION

This three-bedroom detached cottage has been improved in recent years and now provides rural retreat, with modernised, comfortable accommodation, large cottage garden and off-road parking.

Current vendors have upgraded the property with the installation of a new roof in 2023, as well as a 5kW solar array, 9.6 kW battery storage and refurbished private water treatment plant in 2024. A superb garden studio has been constructed providing a highly versatile and stylish space for many uses, completed with electricity, water and drainage connections.



ACCOMMODATION

The front door opens onto the hall. The dual aspect sitting room lies to the east of the property, with parquet wood floor, exposed beam and large stone inglenook fireplace with inset wood burning stove and former bread oven. The study offers a flexible space and lies centrally within the property, with the kitchen beyond. The spacious open plan kitchen/ dining room offers wooden base units with tiled backsplash, single oven, larder cupboard and space for further appliances. This space features exposed A-frames, and offers views and access out to the garden.

On the first floor are two double bedrooms with a third offering flexibility as a bedroom or walk through dressing room, as required. A family bathroom completes this floor with corner bath with shower over, wash basin and WC.

GARDEN STUDIO

The garden studio sits in an elevated position within the garden, offering a useful and flexible outbuilding with electricity, water and drainage, ideally suited for study/ work space, ancillary accommodation or entertaining/ party room.

The main room offers sliding doors on to a raised deck offering southerly views across the garden to neighbouring fields beyond. A useful shower room with wash basin and WC sits to the northern end, with a ladder accessible, mezzanine above. The garden studio benefits from electric underfloor heating.

OUTSIDE

Adjacent to the property lies an area of off-road parking area with space for several cars. A cobbled pathway leads through to the cottage garden and to the front of the property.

The garden, mainly laid to lawn, has a generally southerly aspect and is charmingly bordered by a stream on one side. Throughout the garden are borders of perennials, mature shrubs and trees.

Within the garden is a number of useful outbuildings as well as the excellent garden studio. Adjoining the house is a former garage building providing useful storage space. The whole extends to approximately 0.37 acres.

SERVICES

Mains electricity. Private water via borehole and filtration system installed in 2024. Private drainage via Klargester Biodisc Digester. Oil Fired Central Heating. PV panels & battery storage (installed 2024).

Ofcom predicted broadband services - Standard: Download 14Mbps, Upload 1Mbps. Vendors currently utilise Starlink.

Ofcom predicted mobile coverage for voice and data: Internal (Limited) - Vodafone. External – EE, Three, O2 (Limited) and Vodafone.

Local Authority: Mid Devon District Council.

AGENTS NOTE

There is a public footpath along the side of the driveway through to the neighbouring field.

VIEWINGS

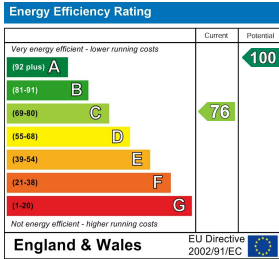
Strictly by appointment with the agents please.

DIRECTIONS

From Tiverton take the B3137 signposted Witheridge. Pass through the village of Withleigh. Upon reaching Nomansland, turn right at the Mount Pleasant Inn cross roads, signposted Rackenford, and continue along the road to Five Crosses where you take the first left. Follow the road, after approximately 1 mile the property will be found on your left.



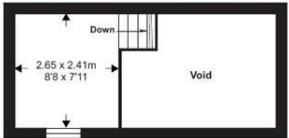
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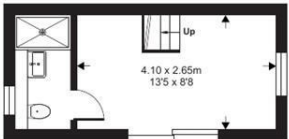
19 Bampton Street, Tiverton,
Devon, EX16 6AA

tiverton@stags.co.uk
01884 235705

Approximate Area = 1213 sq ft / 112.6 sq m
Garden Studio = 249 sq ft / 23.1 sq m (excludes void)
Workshop = 199 sq ft / 18.4 sq m
Total = 1661 sq ft / 154.1 sq m
For identification only - Not to scale

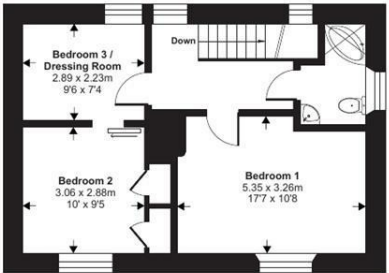


Garden Studio First Floor

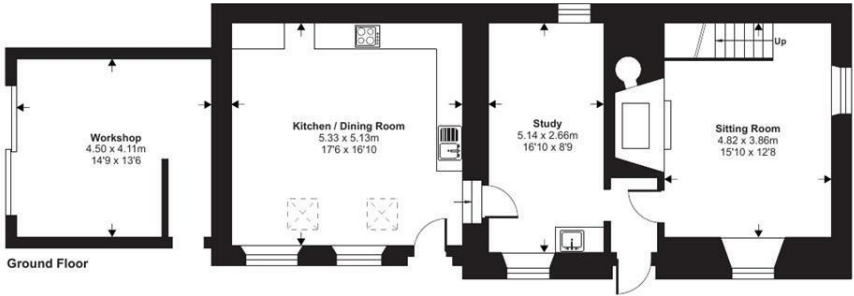


Garden Studio Ground Floor

(Not to correct orientation)



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2025.
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