



Collipriest Cottage







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Collipriest, Tiverton, Devon, EX16 4LP

Tiverton Town Centre 0.5 Miles | M5 J27/ Tiverton Parkway 8 Miles | Exeter 14 Miles

An attractive detached house set within beautiful grounds in a highly desirable location, tucked away on the southern edge of Tiverton, with views over the Exe Valley. In all 2.13 acres.

- Large Detached Family Home
- Two Reception Rooms
- Beautiful Fitted Kitchen/ Breakfast Room
- Tiverton Town Centre 0.5 Miles
- Council Tax Band G
- Six Bedrooms. Four Bathrooms
- Conservatory & Sun Lounge
- Highly Convenient Location
- Exe Valley Views
- Freehold

Guide Price £1,150,000

Stags Tiverton

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SITUATION

The property lies in a tucked away location on the southern outskirts of Tiverton with highly convenient access to the town centre, just 0.5 miles away. Tiverton provides a range of shops, supermarkets, banking facilities, as well as a leisure centre and hospital. The town offers both private and state schooling for all ages, including Blundells school which offers discounts to local students.

To the north of Tiverton lies the A361 (North Devon link road) providing access to the North Devon coastline to the west, and Junction 27 of M5 to the east. Tiverton Parkway Train Station sits alongside the M5 junction and offers fast services to London Paddington within two hours.

The cathedral and university city of Exeter is 14 miles to the south, offering a wider range of amenities.

DESCRIPTION

This beautifully maintained and well-presented detached home offers spacious and flexible accommodation across three floors providing quality, style and character throughout. The large garden & grounds are well maintained giving a mature parkland feel, with the main area of lawn stretching from the house to the south west boundary, with views down to the Exe Valley and for some distance beyond.

The combined house and gardens provide a large area for family and guests to enjoy the oasis of calm, while delighting in the convenience of the large range of amenities so close by.

ACCOMMODATION

Inside, the accommodation is light and airy, with immaculate and stylish décor. There are several original features, including exposed timber beams to some parts of the house, and original fireplaces in two of the reception rooms.

A welcoming and bright reception hall with elm board flooring leads through to the ground floor accommodation. The main reception room is the well-proportioned sitting room which has a handsome fireplace fitted with a woodburning stove. Doors open through into the sunny conservatory providing an additional reception space with access out onto the terrace. The spacious formal dining room also features French doors that open onto the flagstone terrace. The kitchen and breakfast room offers farmhouse-style cream wall and base units, black granite worktops, an Aga, integrated appliances and a central island, whilst providing ample space for a breakfast table. Steps lead down to the large sun room, with space for dining, that enjoys access and wonderful views over the garden. Adjoining the kitchen is a useful boot room and a separate utility room that provides further space for storage and appliances. The ground floor accommodation is completed by a modern cloakroom.





The turning staircase gives access to the spacious first floor landing, giving access to three well-presented double bedrooms, a family bathroom with separate WC, as well as an office, which could be used as a further bedroom if required. Both the master bedroom and bedroom 2 benefit from built in wardrobes and an en suite shower with wash basin and WC. The modern family bathroom offers a bath with wash basin and a separate WC,

Stairs rise again to the second floor with two more double bedrooms and further family bathroom with shower, wash basin and WC.

OUTSIDE

A gravelled drive leads up to the property and eventually around the front with a turning and parking area, continuing to further parking and car port. Beyond this, the drive continues around the formal walled garden to the rear over a cobbled drive and to the double garage.

Most of the ground lies to the south-west side of the house which has a well orientated patio to take in the views. This area is bordered by mature trees providing a highly attractive framing of the outlook. To the rear is an enclosed garden including areas of lawn, cobbled/ paved pathways and wide flowerbeds with an abundance of perennials and mature shrubs providing the perfect spaces for alfresco dining and entertaining. Within this area is also a greenhouse and large garden store/

SERVICES

Mains electricity, water, gas and drainage. Gas central heating.

Ofcom predicted broadband services - Standard: Download 16Mbps, Upload 1Mbps.

Superfast: Download 66Mbps, Upload 18Mbps.

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

Local Authority: Mid Devon District Council. Tiverton Conservation Area.

VIEWINGS

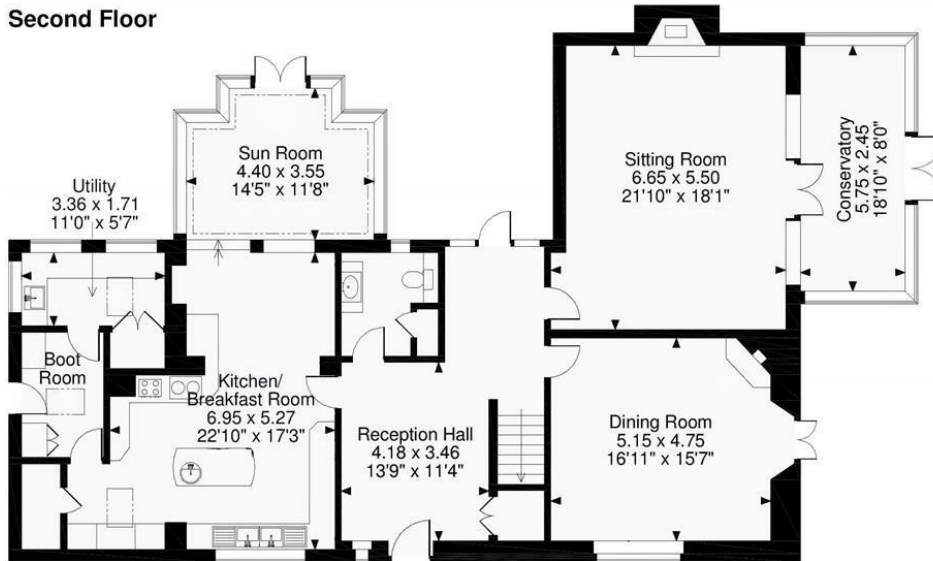
Strictly by appointment with the agents please.

DIRECTIONS

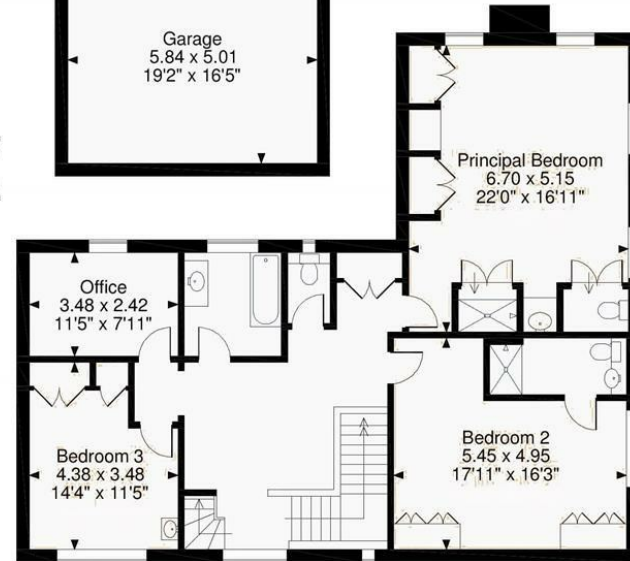
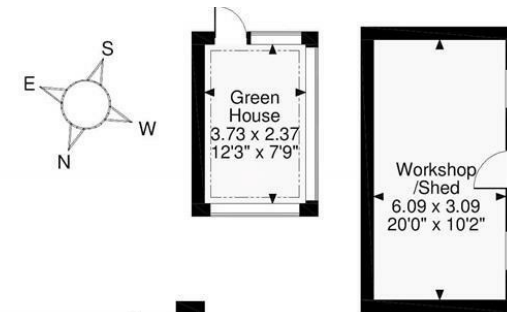
From the M5 junction 27, travel west bound on the A361 (North Devon Link Road), taking the third exit. Take the first exit at the roundabout and follow the A396/ Heathcoat Way signed posted Tiverton/ Bickleigh for 0.7 miles. At the roundabout, take the third exit remaining on the A396/ Great Western Way, remaining on this road for approximately 0.5 miles. Take the first exit at the roundabout on to Tumbling fields, proceeding to take the third left onto Collipriest Road. After a short distance as the road forks, bear left up into Little Silver, taking the immediate right, where the drive will be found in front of you to the right.



Second Floor



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	72
EU Directive 2002/91/EC		



