



1, Lurley Cottages





# 1, Lurley Cottages

Lurley, Tiverton, EX16 9QS

Tiverton 2 miles | M5(J27)/Tiverton Parkway 9 miles | Exeter 17 miles.

A charming three-bedroom period cottage with a large garden, summer house and garage, tucked away in a peaceful rural setting.

- Semi-Detached Cottage
- Well-Fitted Kitchen and Bathroom
- Generous Garden with Summer House
- Lovely Rural Position
- Council Tax Band C
- Two Reception Rooms
- Well-Maintained Throughout
- Garage and Further Useful Outbuildings
- Within Easy Reach of Tiverton
- Freehold

Guide Price £325,000

## DESCRIPTION

1 Lurley Cottages is a charming semi-detached home, set in a peaceful rural hamlet surrounded by Mid Devon countryside yet only a short drive from Tiverton. The cottage is full of character and offers well-presented accommodation throughout. On the ground floor, the sitting room features a fireplace and views over the garden, alongside a welcoming dining room, fitted kitchen and family bathroom. Upstairs are three bedrooms, including a generous master bedroom and two further light and well-proportioned bedrooms.

The property is complemented by a large garden, providing plenty of space for outdoor living and entertaining. At the far end stands a summer house, perfect as a studio, hobby space or a spot to enjoy the outlook. In addition, there is a garage, useful outbuildings and the benefit of privately owned off-road parking for four vehicles.

## SERVICES

Mains electricity & water. Private drainage via Septic Tank. Oil Fired central heating. Underfloor heating throughout. LPG bottles for Rangemaster. Solar Water Heating Panel. Ofcom predicted broadband services – Standard & Ultrafast available. Ofcom predicted mobile coverage for voice and data: Externally (variable) - EE, O2 and Vodafone.

Local Authority: Mid Devon District Council.

## DIRECTIONS

Leave Tiverton on Rackenford Road and after 1.7 miles bear right signposted Lurley. Proceed for 350 yards, where the pedestrian gate to Lurley Cottages can be found on the left. A short distance beyond, on the right hand side, is a parking area for four vehicles.

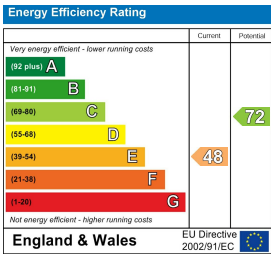






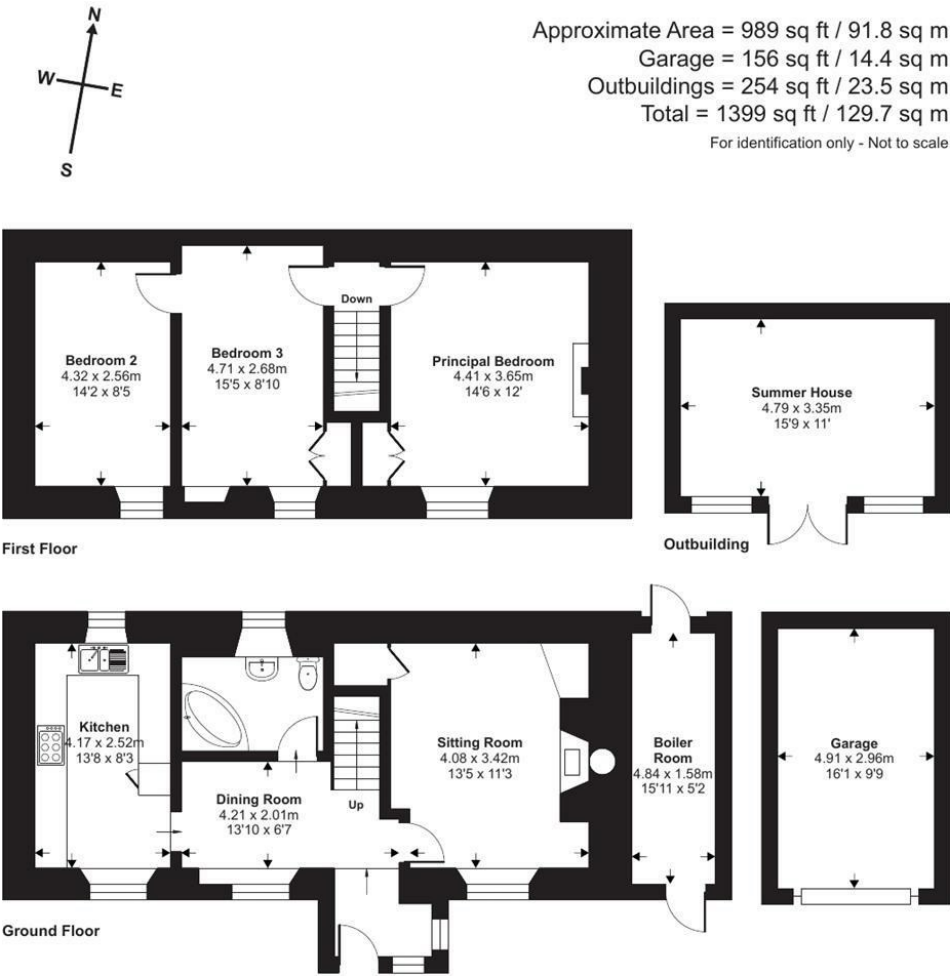


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