



Wisteria Cottage, Puddington, Tiverton, Devon, EX16 8LN

Price £495,000

Council Tax: E Freehold

STUNNING THATCHED FAMILY HOME IN QUIET DEVON VILLAGE

Wisteria Cottage is a charming Grade II Listed detached family home in a beautiful country setting in a peaceful Devon village, situated approximately 8 miles from Tiverton town centre and 3 miles from Witheridge both of which offer a range of schools, shops and services with good transport links to London Paddington via Tiverton Parkway mainline railway station.

Situated in the rural village of Puddington, this picturesque thatched cottage offers many original features dating back to the 1600s and is set in extensive grounds which ask for this delightful home to be viewed to fully appreciate everything on offer. This beautiful character home offers a high degree of warmth and care having been beautifully maintained, whilst keeping many of its original features including the stunning gothic style windows and eye catching thatched roof.

The accommodation combines both period charm and modern convenience whilst being eco-friendly staying cool in the summer and warm in the winter. Comprising an entrance hall with solid oak wood entrance door and storage cupboards with stairs leading to the first floor and doors leading to the inviting triple aspect sitting room that is open plan creating a study area with door leading out to the rear garden focused around the original open fire place. The country style kitchen is spacious and complimented with a large range master oven with space for a large dining table and chairs, leading to an entrance porch for the stunning mature side garden. The first floor continues with eye-catching features with a stunning bathroom featuring a roll top bath and three bedrooms with original windows to the front aspect.

Outside the grounds satisfy the keen gardener offering a wide range of mature plants, shrubs and trees with double garage and driveway providing off road parking and a number of useful outbuildings including a large summerhouse ideal for entertaining.



Entrance Hall

A welcoming entrance space, featuring original oak wood fronted door with two storage cupboard stairs, leading to first floor landing, leaded window to side aspect, and doors leading to

Sitting Room / Study Area

Spacious triple aspect room with windows to the front, side and rear aspects flooding the room with natural light, laminate wood flooring, exposed wooden beams, feature open fireplace with stone hearth and oak wood mantle over, television and telephone points, two radiators and door leading out to rear access. There is a further area currently used as study.

Kitchen / Dining Room

Offering a traditional country style kitchen with a well planned range of base cupboards and drawers, under a square edge worktop with

matching eye level cupboards, butler sink with mixer tap over, space and plumbing for a washing machine, Range Master 110 cooker with built in cooker hood above. There are oak wood beams, panelled walls, a radiator, window to side aspect with secondary glazing, inset spotlighting and Yorkshire stone tiled flooring.

Side Porch

Leading from a side entrance door into the kitchen area with coats and shoes storage area.

First Floor Landing
Offering stairwell to first floor with feature window to front aspect, step up to bedroom two and doors leading to.

Bedroom One

Offering a spacious room with radiator and feature window to front aspect with triple built in wardrobe cupboard and one curtain fronted wardrobe, feature beams and doorway to

Bedroom Two

A good size room used as walk-through to bedroom one with radiator and feature window to front aspect with shutters.

Bedroom Three

A good sized double bedroom fitted with radiator and wood framed windows to side aspect, radiator and eaves storage cupboard with feature beam.

Family Bathroom

Boasting a luxury white suite bathroom with elegant feature roll edge bath with claw feet and ornate mixer tap over with shower hose attachment, low level w.c., wash hand basin with mixer tap set on vanity storage cupboard, tiled splashbacks, wooden flooring, panelled walls, window to side aspect with secondary glazing, loft access leading to attic space and chrome heated towel rail style radiator.

Garden

A truly stunning garden that perfectly enhances the



property with its well tended cottage style garden offering a vibrant range of colours from a variety of well maintained mature plants, shrubs and trees perfect for the avid gardener. A range of outbuildings There is a well maintained lawn area ideal for families to play in or for entertaining visitors with its summer house while offering views to surrounding countryside.

Double Garage

A large double garage with up and over door to front, benefiting from light and power with window to rear aspect.

Store Shed

An excellent addition that is an ideal storage space/shed with tin roof, light and power with windows to side, front and rear.

Summer House

This glorious addition to this lovely home has double doors opening onto the garden and triple aspect windows with views over the gardens. This large light and airy room could be used for a variety of options including a home office, second living space or even a large bobbies room/playroom.

What3Words

sharpens.doubts.umbrellas

Services

Mains electricity, water and sewerage.

Oil fired central heating.

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

Agent's Note

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of

£10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			85
(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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

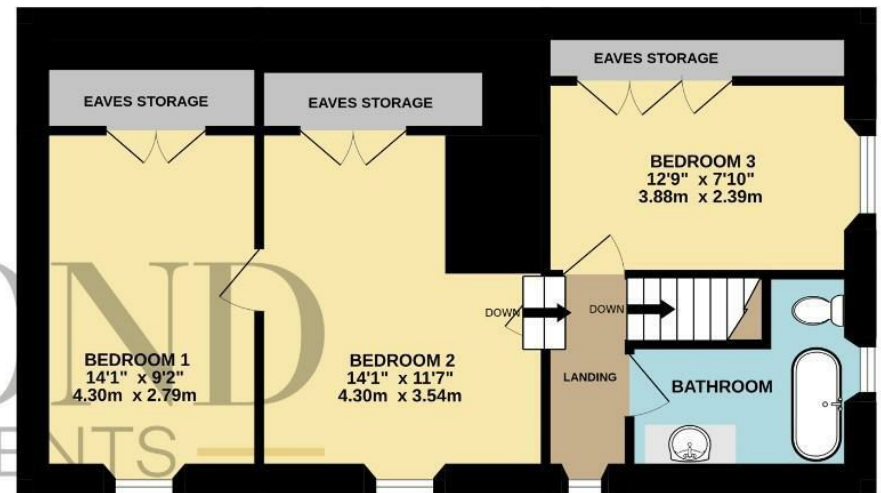
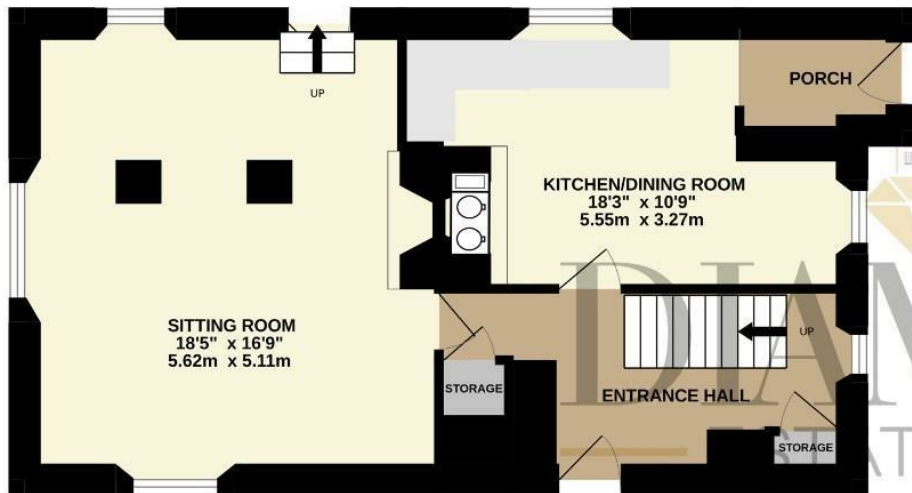


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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