



Lilac Cottage, Bickleigh, Tiverton, EX16 8RH

Freehold

Price £450,000

Council Tax Band - C

BEAUTIFUL THATCHED COTTAGE IN BICKLEIGH VILLAGE - Stunning THREE/FOUR BEDROOM detached Grade 2 thatched cottage family home that is a real gem of a cottage and must be internally viewed to be fully appreciated.

There are so many lovely original features in this home with spacious and well apportioned accommodation throughout. Original ceiling trunk beams and purling's and original feature fire place with the remnants of a bread oven which would have been well used many years ago. Stable doors lead out to the pretty garden and there are many original feature windows.

The cottage features a thatched canopy porch with oak entrance door leading into a sitting room which is centered around the stunning Inglenook fire place. A large kitchen/breakfast/dining room with a country style kitchen, open plan through to the dining room and barn door leading to the garden. The ground floor offers an additional room off the sitting room which is currently used as bedroom four and would make an ideal office with cloakroom off the rear lobby leading to the rear office/hobbies room with a door leading to the rear access.

Upstairs, the spacious accommodation continues with it's long landing space with eaves storage cupboards and three double bedrooms providing many original features and a three piece suite bathroom.

Outside, the picturesque garden enjoys a wide range of shrubs, plants, flowers and trees to compliment the countryside feel with a picket fence entry leading up to the entrance porch.

Bickleigh is a much sought after village which enjoys a range of services including a village hall and primary school, popular Bickleigh Mill with its cafe and attractions and the Fishermans Cott is a wonderful place to visit to enjoy a drink or meal while looking out over the bridge over troubled waters, made famous by Simon & Garfunkle.

Bickleigh is situated between Tiverton and Exeter, while Silvertown and Thorverton are a short drive away where further facilities are available.

Canopy Porch

Canopy entrance porch with entrance door leading to

Sitting Room 17'1" x 14'10" maximum (5.21m x 4.52m maximum)



A welcoming an open space offering feature Inglenook fireplace with slate hearth and a 5kW Log Burner with original feature bread oven built in, t.v. and telephone point, Dimplex quantum electric heater, with original beamed ceiling features and window to front aspect with door to stairs leading to first floor landing with steps leading up to the kitchen/breakfast room and further doors leading to

Study/Bedroom Four Option 9'8" x 6'1" (2.95m x 1.85m)

A single bedroom sized reception room that would make an ideal office space currently utilised as bedroom four, offering a Dimplex quantum electric heater with sink unit and tiled splashback with t.v. point and cupboard housing the consumer unit and single glazed window to front aspect.

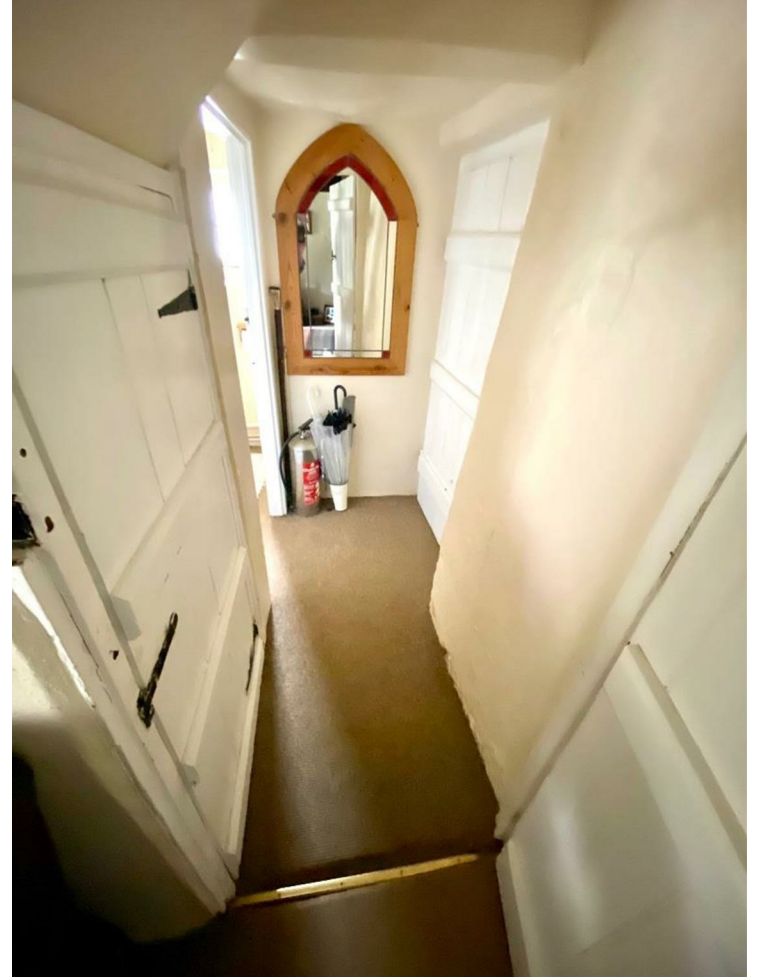
Kitchen/Breakfast Room 16'6" x 13'3" (5.03m x 4.04m)



A wonderful open plan space offering original log beams ceiling fitted with a rolltop laminate worktop and a wide

range of cupboards and drawers under with built-in single drainer sink unit, matching eyelevel cupboards with space and plumbing for dishwasher and washing machine, further space under counter for tumble dryer and fridge with built in electric oven and four ring electric hob with cooker hood above and inset spot lighting, Tiled splashback's with single glazed windows to front aspect and barn door leading out to the front garden offering a Dimplex quantum electric heater. Open plan through to the dining area with space for fridge/freezer and further original beamed ceiling features.

Inner Hall 2'7" x 6'2" (0.79m x 1.88m)



Spacious storage cupboard under stairs with doors leading through to

Cloakroom 5'6" x 6'1" maximum (1.68m x 1.85m maximum)

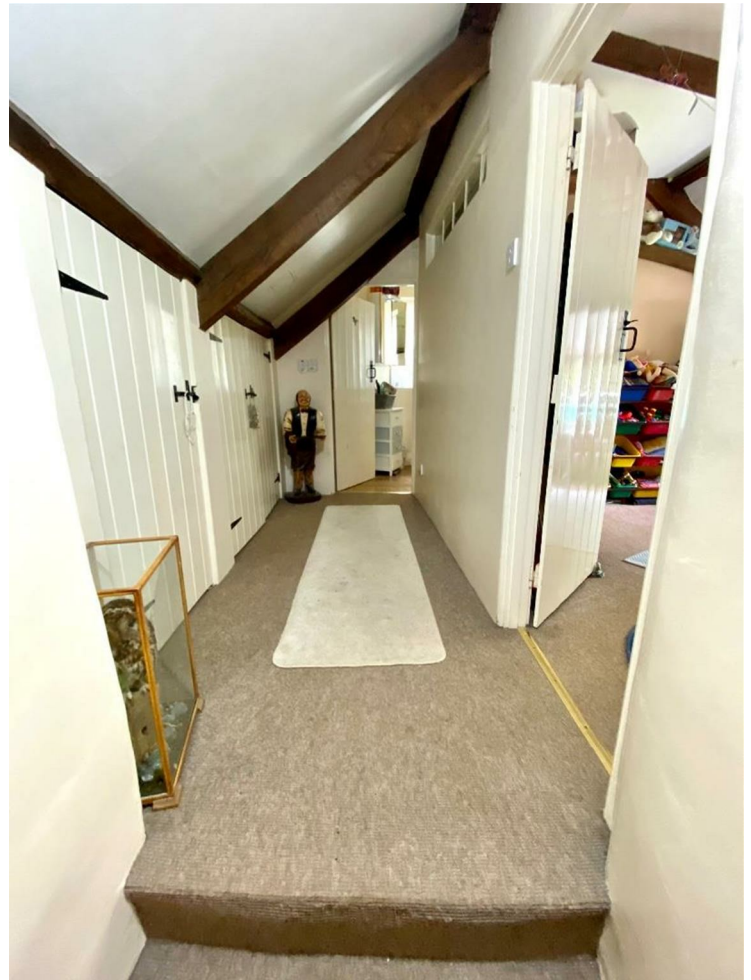


Offering a low-level w.c. and wash hand basin with tiled splashbacks, single glazed window to side aspect and electric towel radiator.

Rear office/hobbies room and rear entrance 15'7" x 9'2" maximum irregular shape (4.75m x 2.79m maximum irregular shape)

A useful addition with rear access door leading in and window to side aspect with steps up making the room an ideal hobbies/office space if required with door leading to the inner hall.

First Floor Landing 23'7" x 4'1" (7.19m x 1.24m)



A long landing space with steps leading up to further rooms offering door to inner landing with Dimplex quantum electric heater and further beamed ceilings and eaves storage cupboards and doors leading to.

Bedroom Three 16'6" x 8'6" maximum (5.03m x 2.59m maximum)



A light and airy room offering a Dimplex electric panel heater with single drainer sink unit and beamed ceiling with alcove shelving and windows to side and front aspect.

Bedroom One 12'5" x 11'4" (3.78m x 3.45m)



A good size double bedroom offering a window to front aspect and loft hatch leading to attic space with alcove shelving.

Bedroom Two 10'4" x 10'3" (3.15m x 3.12m)



A double bedroom offering telephone point and windows to front aspect with beamed ceiling and Dimplex panel heater and alcove shelving.

Family Bathroom 12'2" x 4'8" (3.71m x 1.42m)

Offering a white suite with panelled bath and mixer tap with a shower hose attachment over and wraparound shower curtain, low-level w.c., pedestal wash hand basin, tiled splashbacks with extractor fan and airing cupboard, electric chrome towel radiator and obscure glazed windows to side aspect.

Rear Garden

To the rear of the property there is an area accessed via an un-adopted road providing an ideal bin storage area and use of their timber frame storage shed.

Front Garden



To the front, the property provides a wonderful curb appeal entrance approached with steps leading up to a cobbled path leading to the thatched entrance porch and front door with a second kitchen barn door leading to the kitchen/dining room with raised flower beds and garden area laid to lawn with a slate path leading to the lawn area and further storage area featuring a pergola entrance and boundary hedge offering wonderful countryside views from seating in the garden.

Property Information

The agent understands the road to the rear of the property is owned by the neighbour to the rear and Lilac cottage retains a pedestrian right of way access to the rear of the property and It is advisable to purchase an indemnity policy to cover the access area to the rear. This will enable a purchaser to continue the same access rights as the sellers currently have from their own indemnity policy.

We understand from the seller that the thatched roof was replaced in 2007 and the ridge was recently replaced in 2021 used with English reed. The average life of a thatched roof if maintained and combed is approx. 30 years. It is advised the buyer should seek advice from a thatcher for more information.

Services

Mains electric, 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>

what3words

Agents 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.

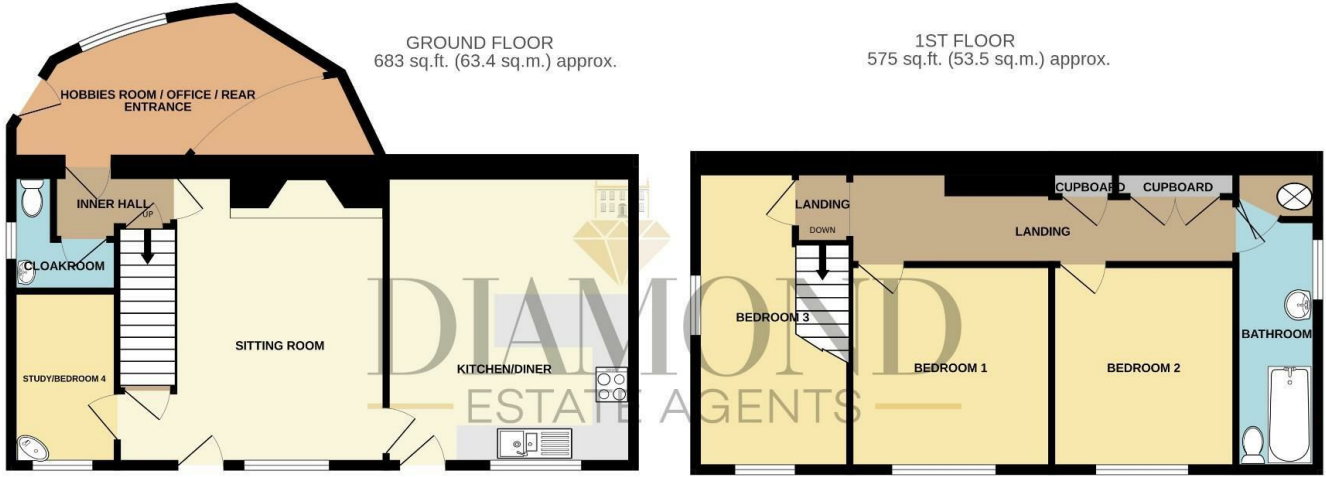
We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit 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.

Floor Plan



GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.

1ST FLOOR
575 sq.ft. (53.5 sq.m.) approx.

TOTAL FLOOR AREA: 1258 sq.ft. (116.9 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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Area Map



Energy Efficiency Graph

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		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.