



1 Higher Lurley Cottages Lurley, Tiverton, EX16 9QT

Offers Invited £340,000

Council Tax: C Freehold

This charming three bedroomed character cottage is nestled in the heart of rolling Devon countryside, just three miles from the vibrant town of Tiverton. This delightful property seamlessly combines rustic charm with modern convenience, offering a perfect blend of country living and functionality.

The spacious lounge/diner features exposed brick chimney with inset woodburner, dual large windows that fills the room with natural light and offering ample space for both relaxation and dining. The character of the room is highlighted by its traditional features, creating a warm and inviting atmosphere. The well appointed kitchen/breakfast room is designed for both practicality and comfort and includes modern appliances and plenty of counter space, ideal for preparing meals for the family or guests. Adjacent to the kitchen, the utility room offers additional storage and laundry facilities.

Upstairs the three bedrooms provide plenty of space with the two front bedrooms offering views over the valley whilst the bathroom combines contemporary fittings with the cottage's traditional style, offering a relaxing space to unwind.

The property boasts an expansive country garden, perfect for outdoor activities and enjoying the tranquil surroundings. The garden is beautifully landscaped with well maintained lawns and mature shrubs and provides a private oasis along with a decked area for entertaining or simply enjoying the peaceful countryside. A detached garage offers secure parking and additional storage space plus a communal parking area shared with the neighbours. This characterful cottage is set against the backdrop of picturesque rolling hills, offering stunning views from every angle and is an exceptional opportunity to experience rural living while being conveniently close to Tiverton's amenities. Perfect for families, couples, or anyone seeking a serene retreat, this property is a rare gem in a highly sought after location.

- No onward Chain
- Oil fired central heating
- Five minutes drive from Tiverton
- Two reception rooms
- Superbly presented throughout including recently fitted carpets
- Lovely character cottage
- Beautiful rural setting
- Three bedrooms
- Many character features
- Large garden with views over the valley beyond



Entrance Porch

Upon approaching the property, you are instantly struck with the character of the property with the quintessential stable door with ornate ironmongery. There's a window on the front elevation of the porch, allowing light to illuminate the entryway whilst the floor of the porch is tiled with traditional terracotta tiles, adding a warm and earthy feel. A glazed door leads from the porch into the interior, ensuring visibility and a sense of openness.

Lounge/Diner

The lounge area features a large window offering a view of the front aspect, overlooking a charming courtyard and garden. Beyond the garden, there are picturesque views of the rolling countryside, adding a serene and expansive feel to the room. The focal feature of the lounge is a brick fireplace with a tiled hearth and an inset wood burner, creating a cosy and inviting atmosphere. A radiator provides additional warmth, and there is a designated television point for entertainment. The ceiling is adorned with rustic wooden beams, enhancing the country style ambiance. An archway leads seamlessly through to the dining area.

The dining area also boasts a window to the front aspect, offering views of the courtyard garden and the lane beyond. A radiator ensures the dining space remains warm and comfortable. Like the lounge, the dining area

features charming wooden beams on the ceiling, adding continuity and a rustic touch to the space.

Kitchen/Breakfast Room

The kitchen is equipped with dual windows that overlook the rear access path, allowing ample natural light to flood the space. This area is fitted with a comprehensive range of base cupboards and drawers, a single drainer sink with a modern mixer tap is set into a tiled countertop and there are matching tiled splashbacks for easy cleaning and a cohesive look. The kitchen is fitted with an electric halogen hob and a single oven, providing versatile cooking options. Above the hob, a recirculating hood efficiently removes cooking odours and steam. There is also an oil-fired boiler, ensuring efficient heating and hot water supply. A door in the kitchen that leads to utility room.

The breakfast area is cosy and practical, featuring a radiator to keep the space warm during meals. There is understairs storage, offering a convenient space to store household items or kitchen essentials. Stairs leading to the first floor are located here, providing easy access to the upper level.

Utility

The room features tile effect flooring, combining the classic look of tiles with the durability and ease of maintenance of modern materials. There is ample space available for a washing machine,

dishwasher, and fridge freezers, making the area highly functional and convenient for daily chores. A stable door provides access to the rear path, adding a rustic charm while offering practicality. This door design allows for ventilation and light when the top half is open, while keeping the bottom half closed for safety and security.

First Floor Landing

The stairs feature an exposed stone wall, adding a rustic element and texture to the space. A window to the side aspect allows natural light to filter in, highlighting the beauty of the natural stone wall whilst also providing natural light to the landing and breakfast area. The window is adorned with a wooden lintel, enhancing the traditional charm.

The landing includes a built in cupboard, providing convenient storage space. There is a loft hatch, offering access to additional storage or attic space. Doors lead off from the landing to various rooms, ensuring easy access and flow throughout the upper floor.

Bathroom

A naturally light room with an obscured glazed window enhanced by the white tiling on the walls and fitted with a white suite comprising a panelled bath with mains thermostatic shower over, pedestal wash hand basin and low level WC.

Bedroom Three

A window to the rear aspect brings



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in natural light and offers a view of the surroundings. A radiator and telephone point for added convenience and connectivity.

Bedroom Two

The bedroom features a window to the front aspect, offering far reaching views over the garden and the hills beyond. This picturesque view adds a sense of tranquillity and connection to nature. There is a radiator and a TV point for convenient entertainment setup.

Bedroom One

This bedroom boasts a window to the front aspect, offering scenic views over the lane and rolling hills beyond. The picturesque vista enhances the room's ambiance, providing a serene and natural backdrop. There is also a radiator.

Outside

The property is approached from the communal parking area via a shared pathway leading along the front of the property to two other properties.

To the front of the property is a courtyard area with raised flower beds providing the cottage feel you would expect from this property. To the opposite side of the shared path three steps lead you up into the large garden with views over the valley to the countryside beyond. The garden is a blank canvass for the keen gardener or is perfect for letting the children enjoy the space whilst you watch on from the large decked area to the lower part of the garden. A path meanders through the middle of the garden to the gate where the detached garage can be found. The shed and Wendy house are included in the sale.

To the rear of the property a shared access path leads along to the neighbours property. There is a useful bin store and storage shed whilst the oil tank for the central heating located here as well.

Services

Mains electric, oil central heating, mains water and private drainage. There is septic tank that is shared with the other 3 properties and we understand that the tank was emptied in April 2024 and our Vendors' share of the bill was approximately £65 to empty.

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

prank.exotic.slimmer

Agents Notes

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		82	Very environmentally friendly - lower CO ₂ emissions
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E		40	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	England & Wales



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.



Approx Gross Internal Area
91 sq m / 981 sq ft



Ground Floor
Approx 49 sq m / 529 sq ft

First Floor
Approx 42 sq m / 452 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.