



Locks Cottage Westleigh, Tiverton, Devon, EX16 7HL

Council Tax: E Freehold

Asking Price £700,000

Welcome to this impressive family home, offering a blend of contemporary design and practical living.

As you step into the entrance hall, you're greeted by solid oak wood flooring, a chrome heated radiator, and convenient understair storage. The open plan kitchen/breakfast room boasts granite countertops, integrated appliances, a five ring electric hob and clever storage solutions including a hidden pantry and utility cupboard. LED lighting and Velux windows fill the space with natural light.

Adjacent is the dining area which opens to a conservatory with French doors leading to the garden. The sitting room is a bright, triple aspect space with access to the rear garden and a study, which could double as a family room or bedroom, is also located on the ground floor, along with a stylish wet-room shower.

Upstairs, the landing offers access to five spacious bedrooms. The master bedroom features a triple aspect with built in wardrobes and an ensuite shower room. Bedrooms two and three are large double rooms with dual aspects, while bedroom four offers access to a Juliet balcony. The fifth bedroom is generously sized, with views to the front. A luxurious family bathroom completes the first floor.

This unique property sits within stunning landscaped gardens with wrap around composite decking, various seating areas and uninterrupted views. A front garden with a sweeping driveway provides ample parking, alongside an external store room, oil tank and bin storage area.

This home blends functionality with elegance, offering versatile living in a peaceful setting and must be viewed to be appreciated.

- Set in secluded rural setting but with easy access to the M5 and Tiverton Parkway Mainline train station
- Five/Six DOUBLE bedroom property with potential for multi generation living due to downstairs wetroom
- Ample parking for several vehicles
- Outside store/Workshop
- Large plot totaling approx 1.2 acres
- Stunning views over the garden and countryside from all rooms



Entrance Hall

The entrance hall offers a warm welcome with elegant solid oak wood flooring, a chrome heated radiator and practical understair storage cabinets. The feature spindle balustrade stairwell leads to the first floor, while a large UPVC double glazed window to the front aspect allows natural light to flow in. Open square archways provide seamless access to the rest of the ground floor living areas, creating a sense of space and openness.

Kitchen/Breakfast Room

This stunning open plan kitchen/breakfast room is beautifully fitted, offering a sleek and modern design. Cleverly integrated storage solutions include hidden pantry cupboards and a utility cupboard with plumbing for a washing machine, the oil fired Worcester boiler (servicing both heating and hot water) with work surfaces above and an extractor fan. The space is illuminated by automatic LED lighting and there's ample room for a large American style fridge freezer. The kitchen also features a built in Neff single oven, composite worktops and a 1 and ½ bowl sink with a mixer tap and waste disposer.

A five ring induction hob with a matching cooker hood is set above, and the kitchen is complemented by a wide range of cupboards and drawers, along with an integrated dishwasher. Two Velux windows, along with UPVC double glazed windows to the side and rear which fill the room with natural light. A square arch connects the space seamlessly to the dining area, enhancing the flow of this impressive room.

Dining Room Area

The dining area features elegant solid Oakwood flooring and UPVC double glazed windows to the side aspect, providing views of the side garden. French doors lead seamlessly into the conservatory, while the open plan layout enhances the flow between the dining space and the rest of the home, creating a perfect setting for entertaining and family gatherings.

Sitting Room

The sitting room is a bright and spacious triple aspect reception area, featuring UPVC double-glazed windows to the side and French doors opening out to the rear garden. With plenty of natural light and direct access to outdoor space, this room is perfect for both relaxation and entertaining.

Conservatory

This stunning P-shaped conservatory offers a bright and airy space, complete with a glass roof, radiator and charming alcove shelving. French doors provide seamless access to the side gardens, making this an ideal spot to relax and enjoy views of the outdoors all year round.

Wet Room

The wet room features a spacious walk in shower, close coupled low level WC and a wall mounted wash basin with a mixer tap. It is finished with a chrome heated towel radiator, extractor fan and inset spot lighting, providing both style and functionality.

Study/Family Room/Annexe Option

This versatile room offers ample space and can easily be adapted

into a bedroom if needed. It features laminate flooring, dual aspect views with UPVC double glazed windows to the front and side and is equipped with TV and telephone points, as well as a radiator, making it ideal for use as a study, family room or additional bedroom.

First Floor Landing

A spacious and uniquely shaped first-floor landing, featuring recessed spotlighting and access to the attic via a loft hatch. The area is illuminated by windows offering views to both the side and rear, enhancing natural light throughout. Additional highlights include a convenient storage cupboard, a radiator for warmth and doors providing access to the adjoining rooms.

Bedroom One

A spacious and bright triple aspect double bedroom, featuring both large double and single built in wardrobes for ample storage. The room is equipped with TV and telephone points, a radiator and UPVC double glazed windows to the side and rear, offering picturesque views of the beautifully landscaped rear and side gardens.

Ensuite Shower Room

A luxurious ensuite featuring a spacious double walk in shower cubicle with a mains powered rain head shower. The suite includes built in vanity storage cabinets, a wash hand basin with a mixer tap and a concealed low level WC. There are complementary eye level cabinets, a mirrored light display and a chrome heated towel radiator add a touch of elegance. The room is fully tiled on both the walls and floor with recessed spotlighting completing the modern, stylish finish.



Bedroom Two

A generously sized dual aspect double bedroom, equipped with TV and data points, as well as USB outlets for convenience. The room features a radiator and UPVC double glazed windows with views to both the front and rear, ensuring plenty of natural light.

Bedroom Three

A well proportioned dual aspect double bedroom featuring stylish laminate wood flooring. The room includes a radiator, telephone points and UPVC double glazed windows offering views to both the front and rear aspects, creating a bright and airy atmosphere.

Bedroom Four

A charming double bedroom featuring TV and telephone points, a radiator and UPVC doors that open to a Juliet balcony, offering lovely views of the side garden area.

Bedroom Five

A comfortable double bedroom equipped with TV and telephone points, a radiator, and a UPVC double-glazed window with a front facing aspect, offering views to the front.

Family Bathroom

A contemporary white suite featuring a luxurious panelled bath with a mains powered rainfall shower and glass screen. The bathroom includes a wall mounted wash hand basin with a mixer tap, a low level WC and a vanity storage cabinet. A chrome heated towel radiator, part tiled walls, ventilation vent and laminate flooring complete the sleek look. The UPVC double glazed window to the front aspect allows natural light to flow in.

External Store Room

A practical space equipped with light and power, featuring a UPVC double glazed window and door for easy access. Additionally, the storeroom includes an external tap, providing added convenience for outdoor tasks.

Outside

The property features a large, sweeping gravel driveway framed by boundary hedging, opening up

to a vast grassed area surrounded by additional hedging and shrubbery. The expansive garden is meticulously maintained, with breath taking distant views and multiple seating areas, ideal for relaxation. A central island is set among a variety of flowers, shrubs, and trees, further enhancing the garden's charm.

The property also benefits from composite decking, which wraps around the side and rear of the home, creating a seamless transition to the outdoors. The outdoor space is equipped with power points, exterior lighting and steps leading down to the garden.

Additionally, the property includes an oil tank, a bin storage area and a pathway leading to the side garden. While a telegraph pole is located nearby, it does not detract from the stunning views offered by the landscape.

Services

What3Words

///headboard.fellow.awesome

Agent Information

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

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		87	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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.



Approx Gross Internal Area
232 sq m / 2494 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.