



11 West Street

11, West Street, Witheridge, Tiverton, EX16 8AA



South Molton 10 Miles Tiverton 10 miles

Set in the heart of the village, a spacious semi-detached period house with large gardens.

- Spacious Grade II listed period house
- Hall and Wet Room
- Sitting Room
- Large Kitchen/Dining Room
- Large Master Bedroom with Balcony and En-Suite
- Two Further Bedrooms
- Shower Room
- Enclosed Rear Gardens
- Freehold
- Council Tax Band D

Guide Price £275,000



Situation

11 West Street is set in the heart of the mid-Devon village of Witheridge, a picturesque village set amidst some of the county's most beautiful and unspoilt countryside. The village offers a good range of amenities including public house, two shops/general stores, post office, health centre, veterinary practice and primary school. The village is well-connected and equidistant between the towns of South Molton and Tiverton with both towns offering a further range of amenities including schooling to secondary level. Beyond Tiverton on the A361 is Junction 27 of the M5 where there is also a station on the Paddington Line at Tiverton Parkway.

Description

11 West Street is a semi-detached Grade II listed period house with a fascinating history. Believed to date from the late 18th Century the property exhibits much character and had the benefit of an extensive restoration around ten years ago (2014/15). The accommodation is particularly spacious and there is a large enclosed garden to the rear.

Accommodation

The front door leads into the HALL with travertine tiled floor, interesting steel pillars, stairs to the first floor and impressive cast iron radiator. The WET ROOM is fully tiled in travertine with mixer shower, heated towel rail, WC and pedestal wash basin. The LIVING ROOM has timber floorboards, cast iron fireplace and surround with inset wood burning stove and tiled hearth. Cast iron radiator. The particularly large, double aspect KITCHEN/DINING ROOM has a travertine floor and is fitted with a range of units with oak worktops, inset Belfast sink unit with mixer tap, integrated dishwasher and space for a fridge. Matching wall mounted cupboards and floor to ceiling cupboards, Integrated fridge freezer. Matching island unit. Former stone fireplace with brick arch, now housing a dual-fuel range cooker. Part glazed double doors lead directly out to the garden.

The FIRST FLOOR has a part GALLERIED LANDING with doors off to the large, double

aspect MASTER BEDROOM with part glazed double doors to the balcony overlooking the garden. Cast iron fireplace with timber surround and mantel and tiled hearth. The EN-SUITE BATHROOM is fitted with a panelled bath with shower over, WC and heated towel rail. BEDROOM TWO is a large double room with window seat, stone fireplace (sealed) and slate hearth and a built in cupboard to the right of the fireplace. BEDROOM THREE is a double room with window seat and walk in wardrobe. The SHOWER ROOM has a corner shower cubicle, heated towel rail, butler's sink on a raised plinth and WC.

Outside

To the front of the house is an area of gravelled garden enclosed by stone pillars and iron railings.

To the rear is a large, enclosed rear garden. Adjoining the house and leading out from the kitchen is a paved area with stone-built barbecue to the side. The main garden is fully enclosed and mainly laid to grass.

Services

Mains electricity, water and drainage. LPG central heating via radiators. Mobile phone coverage likely from o2 and Vodafone. Standard and superfast broadband are available (Ofcom).

Agent's Note

Please note the adjoining property, No.9 West Street is also on the market with Stags.

Viewing

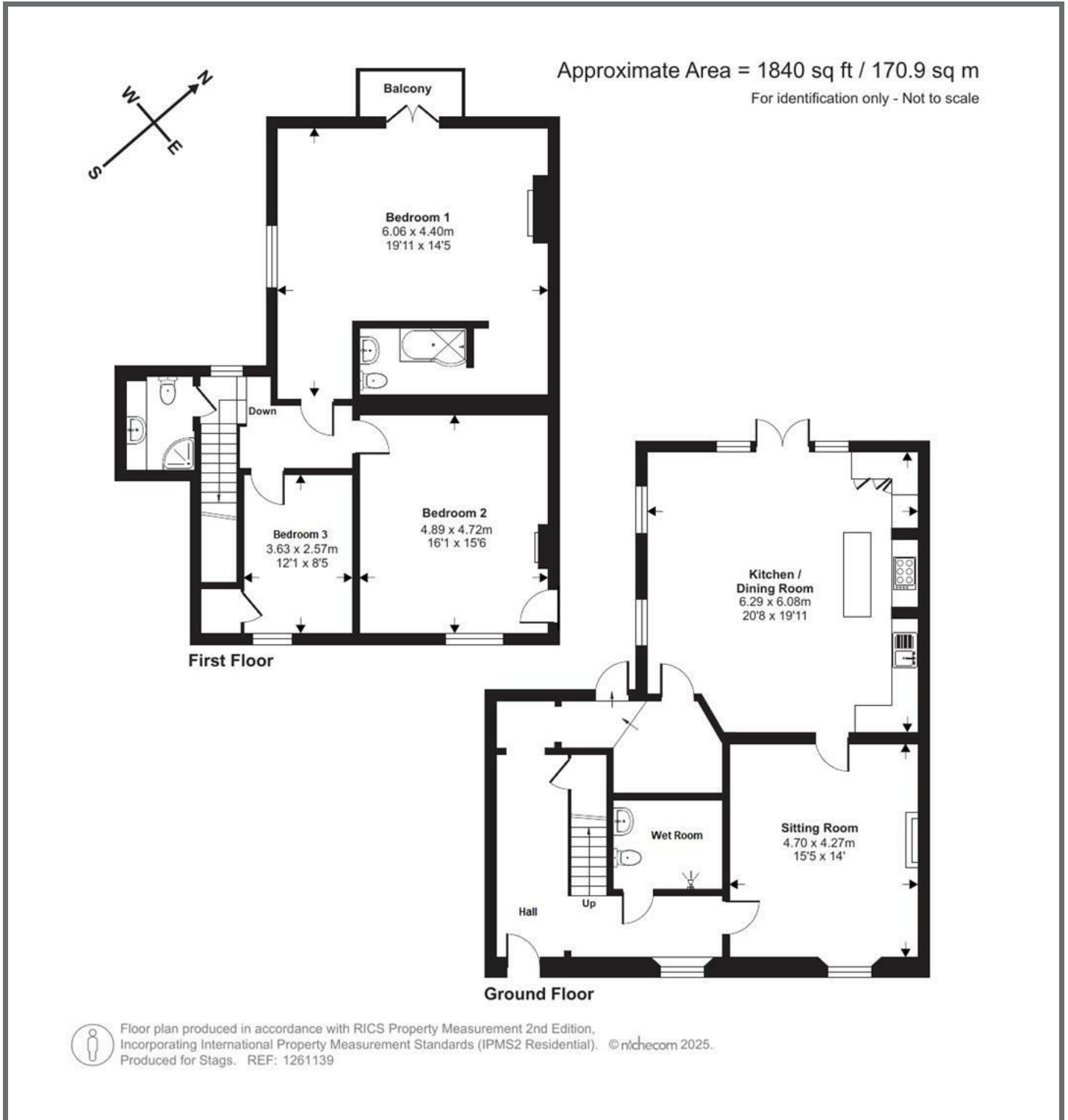
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

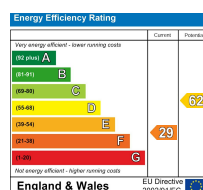
If approaching Witheridge from South Molton, proceed into the village and pass the Square on your right. Continue for a short distance and take the next, sharp right turn into West Street. No. 11 West Street will be soon found on the left.

What3words Ref: lakeside.jolly.wardrobe





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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