



5 Fore Street

5 Fore Street, Witheridge, Tiverton, Devon, EX16 8AH



South Molton 10 miles Tiverton 10 miles

An attractive and superbly presented character cottage close to the centre of the village

- Beautifully presented character property
- Popular village location with good amenities
- Two Reception Rooms
- Kitchen/Breakfast Room
- Ground floor Bedroom/Dining room
- 3 further Bedrooms, Bathroom and Shower Room
- Landscaped Courtyard Garden
- Garage/Workshop
- Council Tax Band C
- Freehold

Guide Price £350,000



Situation

5 Fore Street is set in Witheridge, a picturesque Devon 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

5 Fore Street is a very appealing character property in the heart of this popular village. The property, which is Grade II listed in conjunction with the adjoining property, has been remodelled and improved by the current owners exudes much character and charm and will be found in excellent decorative order throughout. To the rear there is a large courtyard garden, with its own rear access and a very useful workshop.

Accommodation

A small entrance PORCH opens into the DINING HALL with a former fireplace and with stairs to the first floor. The very appealing SITTING ROOM has a deep bay window to the front as well as a large stone fireplace with a wood-burning stove. The spacious KITCHEN/BREAKFAST ROOM is fitted with a comprehensive range of wall and base units with oak worktops, 1¼ bowl ceramic sink with mixer tap, range cooker with hood above and door to the courtyard. Integrated appliances include a dishwasher and fridge. Off the kitchen is a former dining room, now used as a DOUBLE BEDROOM. Off this room is a UTILITY ROOM with sink unit and plumbing for washing machine and

a CLOAKROOM with WC and wash basin.

On the first floor there is a GALLERIED LANDING leading to THREE FURTHER DOUBLE BEDROOMS, one of which features built-in storage. There is also a well-appointed FAMILY BATHROOM fitted with a modern suite and a SHOWER ROOM, also fitted with a modern suite.

Outside

To the front, the property has direct pedestrian access from Fore Street. There is also unrestricted parking in front of the property.

To the rear is a LARGE COURTYARD GARDEN, which has been attractively landscaped to provide a very pleasant and easily maintainable space. Solid double timber doors provide access to the rear and there is also a former garage, now a useful WORKSHOP with power and light connected and loft storage above.

Services and further information

Mains water, electricity and drainage. Oil-fired central heating via radiators.

Broadband - Standard and superfast available (Ofcom).

Mobile - Likely outdoors from all major providers (Ofcom).

Flying Freehold - Part of the first floor of the property is over part of the ground floor of the adjoining property.

Viewing

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

Directions

Approaching Witheridge from South Molton on the B3137, stay on the road leading through the village and the property will be seen on the left, shortly after passing the village Square.

What3words Ref: crypt.proven.widget



Approximate Area = 1897 sq ft / 176.2 sq m (includes workshop)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 740874

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