



9 West Street

9 West Street, Witheridge, Tiverton, Devon EX16 8AA



South Molton 10 Miles Tiverton 10 miles

Set in the heart of the village, a spacious semi-detached period house with parking and a stone barn with conversion potential (stp)

- Grade II listed period house
- Reception Hall
- Sitting Room
- Fitted Kitchen/Dining Room
- 3 Double Bedrooms (Master En-Suite)
- Family Bathroom
- Stone Barn with lapsed consent for conversion
- Gardens and Grounds
- Freehold
- Council Tax Band C

Guide Price £295,000



Situation

9 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

9 West Street is a semi-detached Grade II listed 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). There is parking to the side of the house and a detached barn to the rear that had consent granted in 2015 for conversion to a two bedroom dwelling.

Accommodation

A part glazed front door leads directly into the RECEPTION HALL with oak flooring. The INNER HALL has stairs to the first floor and a door to the right into the SITTING ROOM with an oak floor, two windows with shutters, marble fireplace and mantel with slate hearth and wood burning stove. The double aspect KITCHEN/DINING ROOM has a slate tiled floor, door to outside, exposed stone walling, fitted range of units with oak work tops, integrated dishwasher and Belfast sink unit with mixer tap, tall cupboard with hot water tank and a stone fireplace with inset dual-fuel range cooker. Side HALL with part glazed door to outside.

On the FIRST FLOOR a GALLERIED LANDING with exposed beams and double storage cupboards at one end. The MASTER BEDROOM is a triple aspect double room with stone fireplace and EN-SUITE BATHROOM with panelled bath with shower over, WC, pedestal wash basin and heated towel rail. BEDROOMS

TWO and THREE are both double rooms with bedroom three also having a window seat. The BATHROOM is fitted with a contemporary suite of freestanding bath, WC, wash basin on a timber plinth and heated towel rail.

Outside

To the front of the house is an area of gravelled garden enclosed by stone pillars and iron railings. To the left a gravelled driveway and five-bar gate leads to a parking area to the side of the house. Adjacent to this is the 'Engine House' and to the right a timber gate and path leads into an enclosed courtyard garden to the rear of the house which is also accessible from the kitchen. Beyond the Engine House is an area of overgrown garden.

The Engine House

An old stone and cob BARN known as the Engine House is set to the rear of the house. Planning permission was granted in 2015 (application ref: 59608) for the conversion of this building to form one two bed dwelling. This consent has now lapsed though it is considered that this building has potential for conversion to an annexe or similar (stp).

Services

Mains electricity, water and drainage. LPG central heating (under floor and 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.11 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.9 West Street will be soon found on the left.

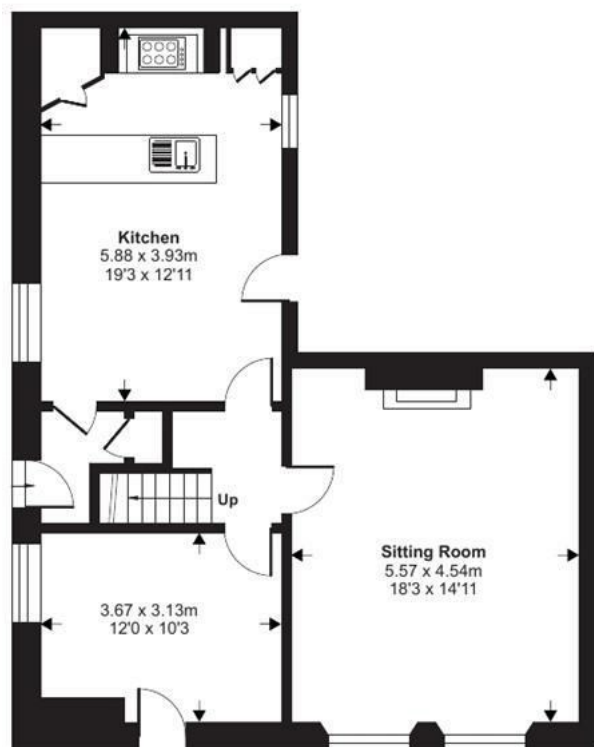
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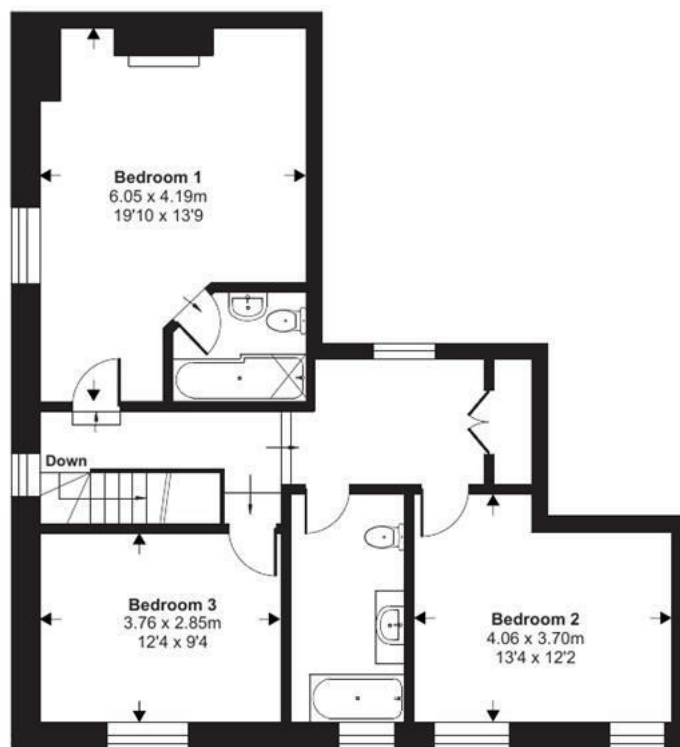


Approximate Area = 1512 sq ft / 140.4 sq m

For identification only - Not to scale



Ground Floor

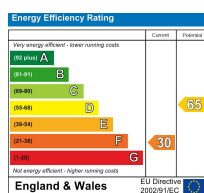


First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1xhcom 2025. Produced for Stags. REF: 1261138

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