





# 1 Leigh Vale

Loxbeare, Tiverton, EX16 8DA

What3words [///snuck.certainly.prices](https://www.what3words.com////snuck.certainly.prices)

STUNNING COUNTRYSIDE HOME ON THE EDGE OF TIVERTON - Stunning three-bedroom countryside home on the edge of Tiverton, set on a generous plot with double garage, large driveway & beautiful rural views.

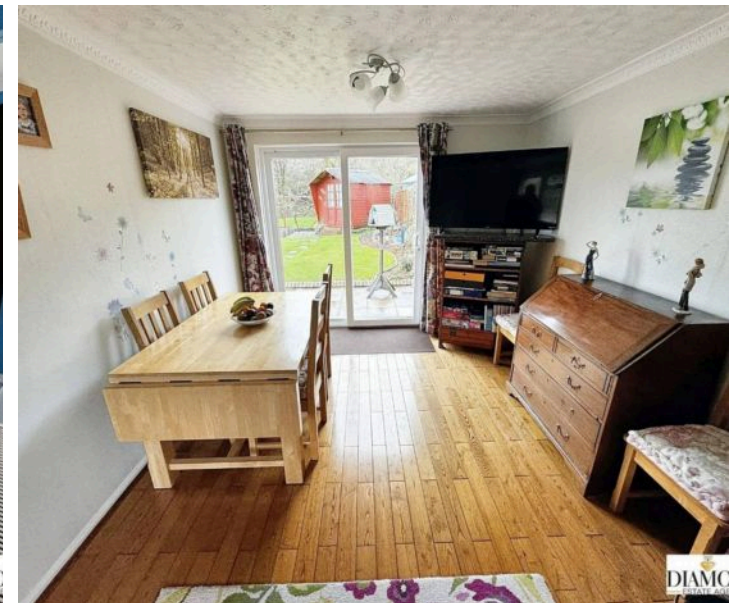
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Peaceful Loxbeare village setting on the outskirts of Tiverton
- Attractive three-bedroom family home
- Large plot with mature gardens
- Double garage with W.C. and extensive driveway parking
- Beautiful countryside views across Mid-Devon
- Spacious dual-aspect lounge/diner with garden access
- Character open fire creating a cosy focal point
- Kitchen/breakfast room with door to the garden
- Easy access to M5, Tiverton Parkway and North Devon
- Ideal family home combining space, charm and location





## STUNNING COUNTRYSIDE HOME ON THE EDGE OF TIVERTON

Set within a picturesque Mid-Devon valley on the outskirts of Tiverton, **Leighvale Cottage** is a beautifully presented three-bedroom family home occupying a generous plot with a double garage, extensive driveway and glorious countryside views.

Approached via a welcoming canopy porch, the property opens into a spacious entrance hall leading to a superb dual-aspect lounge/dining room. Bathed in natural light, this inviting space features patio doors opening directly onto the rear garden and a characterful coal-burning open fire, creating a warm and relaxing heart to the home. The kitchen/breakfast room enjoys direct garden access, ideal for everyday family living and entertaining.

Upstairs, the accommodation comprises two generous double bedrooms, the principal with built-in wardrobes, a well-proportioned single bedroom and a stylish family shower room.

Outside, the beautifully maintained gardens offer a true sense of peace and privacy, with far-reaching views across rolling Mid-Devon countryside. A double garage with inspection pit and w.c. with large driveway provide ample parking and storage, making this an ideal home for families or those seeking space both inside and out.

Despite its tranquil setting in the charming hamlet of Loxbeare, Leighvale Cottage is conveniently located just 3.1 miles from Tiverton's thriving market town. Excellent transport links are close by, including the North Devon Link Road, the M5 at Junction 27 and Tiverton Parkway, offering direct mainline rail services to London Paddington.

A rare opportunity to acquire a superb countryside home combining space, character and convenience—early viewing is highly recommended.

Mains electric and water. Septic tank installed in 1987 emptied and serviced every 12-18 months – an easement was arranged for the installation on the neighbouring land that provides right of way access. The cleaning and liability is shared with the attached neighbour. Back boiler situated in the lounge using coal firing the boiler for heating and hot water. The property also uses an emersion tank back up for hot water. The roof was replaced in 2018. To the front there is a entrance gate situated between the property and neighbouring property that is rarely used due to its large entrance area off the drive. The rear boundary is owned by the property.





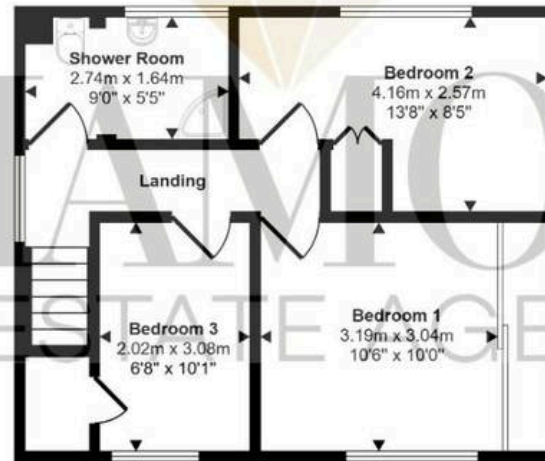




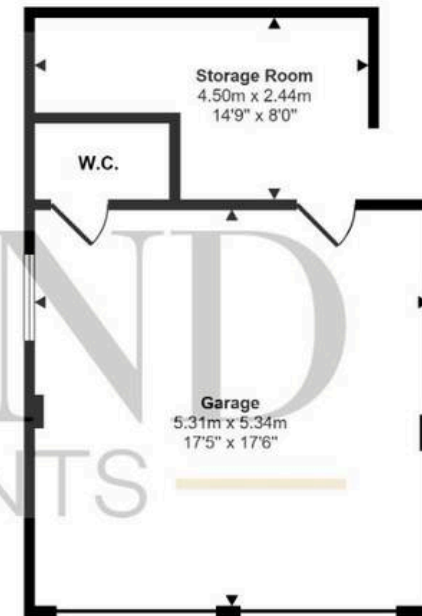
Approx Gross Internal Area  
126 sq m / 1360 sq ft



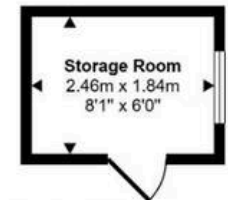
Ground Floor  
Approx 41 sq m / 438 sq ft



First Floor  
Approx 41 sq m / 442 sq ft



Outbuilding  
Approx 40 sq m / 431 sq ft



Outbuilding  
Approx 5 sq m / 49 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.

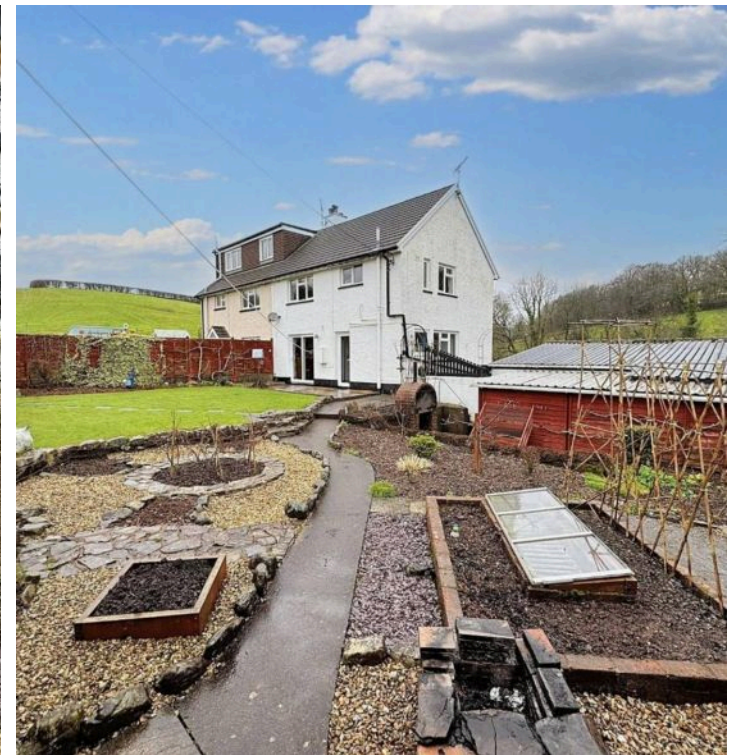


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Mains electric and water.

Septic tank installed in 1987 emptied and serviced every 12-18 months The cleaning and liability is shared with the attached neighbour.

Back boiler situated in the lounge using coal firing the boiler for heating and hot water. The property also uses an immersion tank back up for hot water.







## Diamond Estate Agents

13 Fore Street,  
Tiverton, EX16  
6LN

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate