



Sawyard Cottage



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Witheridge, Tiverton, Devon, EX16 8QH

Witheridge 2.5 Miles | A361/ North Devon Link Road 4.2 Miles | Tiverton 10 Miles

An attractive, detached, period country cottage with no onward chain and requiring updating. Situated in delightful location with far reaching views, Sawyard Cottage offers large gardens, driveway parking and detached barn. In all 0.4 acres.

- Detached Period Cottage
- Four Bedroom. Family Bathroom
- Two Reception Rooms & Conservatory
- 0.42 Acres plus Copse
- Council Tax Band E
- No Onward Chain
- Kitchen /Breakfast Room
- Utility & Shower Room
- Witheridge 2.5 Miles
- Freehold

Guide Price £450,000

DESCRIPTION

This spacious period cottage is offered for sale with no onward chain and is beautifully situated in a country location overlooking countryside to the south. The accommodation requires some updating and provides four bedrooms and bathroom on the first floor. On the ground floor are two reception rooms, both with fireplaces, conservatory, kitchen/breakfast room, utility, shower room with WC.

Outside the property is surrounded by gardens, with the whole extending to 0.4 acres and a separate small copse across the road. A drive leads in from the rear providing ample parking. A detached part stone barn is at the rear.

The property lies 2.5 miles from Witheridge, which provides a wide range of amenities including shop/post office, primary school, doctors and pub. The North Devon link road is accessed 4.2 miles away and Tiverton is 10 miles.

SERVICES

Mains electricity and water. Private drainage via septic tank. Oil fired central heating (New Boiler Required).

Ofcom predicted broadband services – Standard broadband available.

Ofcom predicted mobile coverage: External – EE (Variable), O2 & Vodafone.

Local Authority: North Devon District Council.

DIRECTIONS

From Tiverton, travel westbound on the North Devon Link Road (A361) towards South Molton/ Barnstaple. After 5.4 miles, at Stonelands Cross, take the left turning signposted Rackenford. At the T-junction, turn right and remain on this road for 1.6 miles. Bear left at the grass triangle, signposted Rackenford/ Witheridge. Continue straight for a further 2.4 miles, after which the property can be found on the right-hand side. Follow the road round to the right where you will find the driveway to the rear of the property.





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.

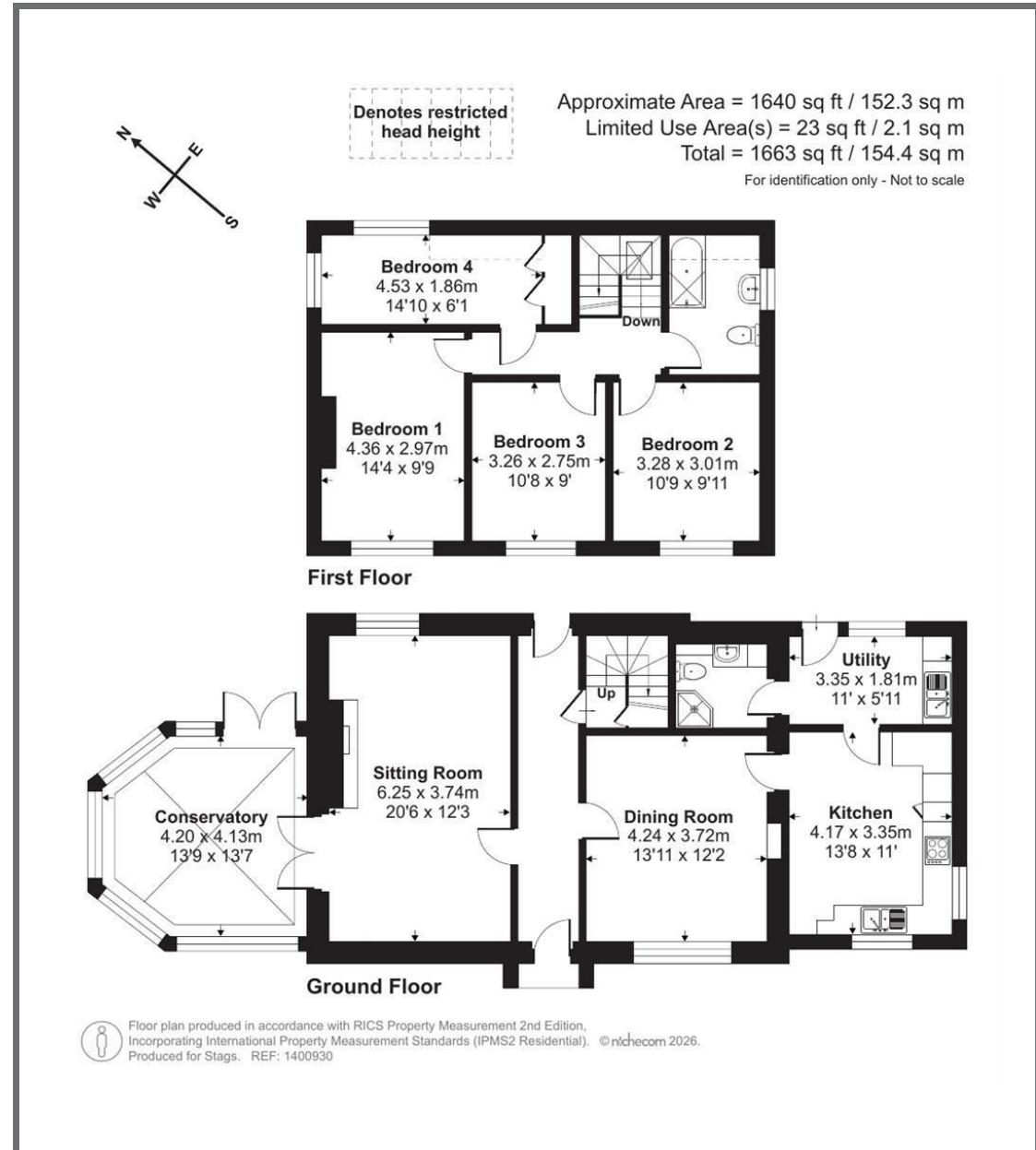


Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-80) B	82
(69-68) C	
(55-68) D	
(39-54) E	
(21-38) F	39
(11-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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