



Trickey Cottage Ash Thomas, Tiverton, Devon, EX16 4NT

Guide Price £500,000

- 3 bedrooms, the principal with built in wardrobes
- Large sitting room with fireplace
- Cosy snug room with wood burner
- Spacious kitchen/dining room with patio doors
- Beautifully kept gardens with arbour
- Contemporary family bathroom with white suite
- Sun or garden room with a sunny aspect
- Useful, contemporary downstairs shower/wet room
- uPVC double glazing and gas (bottled) central heating
- Ample parking, garden sheds and outside storage

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Trickey Cottage Ash Thomas, Devon EX16 4NT

Watch the Seddons' Video Tour A delightful cottage in a rural hamlet surrounded by Devon countryside, within easy reach of the M5 and Tiverton Parkway Station, perfect for commuting. Beautifully presented, versatile accommodation and immaculate gardens.



Council Tax Band: E



This fine cottage is believed to date back to the 1800's, with more recent extensions, including a sun or garden room built by our clients in 2022. This large, triple aspect room is very light and perfect for enjoying the garden from within, whatever the season, and would make a great second sitting room or home office, but has also been used as an occasional guest bedroom!

The main entrance to the cottage leads into the kitchen/dining room, an impressive room L-shaped room, attractively tiled and fitted in a timeless, antique oak style with extensive work surface, cupboard and drawer storage and a 'Leisure' cooking range with two ovens, a grill, warming oven and a five ring electric hob with an extractor hood over, There is an integral fridge/freezer, wine rack with shelving over and spaces and plumbing for other appliances. Towards the end of the room, there is space for a family dining table and chairs, with easy access to the garden, ideal for summer entertaining. From the kitchen, an open arch leads through to the cosy snug room, perfect for the winter evenings with a wood burner creating a lovely warm atmosphere. Adjoining the stairway to the first floor, there is a contemporary, downstairs shower/wet room, beautifully tiled and fitted with a white suite with a large, easy to access shower cubicle.

The sitting room is an extensive reception room, also with patio doors to outside, and a stone fireplace with wood mantel shelf and housing a gas fire.

Upstairs, there are three bedrooms, with the principal bedroom a double aspect room with views over the garden and distant countryside, and fitted with double wardrobes. The other rooms are slightly smaller double rooms. The family bathroom is beautifully appointed in a contemporary style with a white suite, with a vanity counter, mirror over and cabinet storage.

Outside, Trickey Cottage is surrounded by immaculate gardens which have been carefully tended over the years and comprise areas of lawn, mature trees and shrubs and established flower beds. Within the garden there is an attractive arbour building, perfect for some shade and relaxing in a tranquil environment, a large garden shed and a smaller one.

Double gates give access to the property and there is

ample driveway parking and turning space.

Services: Mains electricity and water. Bottled LPG propane gas for central heating and gas fire. Private septic tank for drainage (survey available).

Tenure: Freehold

Council Tax: Band E

Local Authority: Mid Devon District Council

Ash Thomas is a popular, small village with a village hall for local gatherings. The village lies conveniently for easy access to the nearby market towns of Cullompton and Tiverton. These both provide a full range of local amenities including supermarkets, sports facilities and education provision, with Tiverton having the renowned Blundell's School.

The property is ideally situated for anyone wishing to commute using the M5 motorway with both junctions 27 and 28 nearby, with the former having the nearby Tiverton Parkway Station at Sampford Peverell with services to London Paddington, in approximately 2 hours. Junction 28 gives quick access to Exeter, no more than 25 minutes' drive.

The moors of Exmoor and Dartmoor and the North and East Devon coastlines are within a moderate car journey and are enjoyed by many living in the Mid Devon area, within easy reach of the M5 corridor.

Cullompton Junction 28 M5 c. 3 miles.

Junction 27 M5 c. 6 miles.

Tiverton Parkway Station c. 7 miles.

Exeter c. 16 miles.

Exeter Airport c. 18 miles.

Taunton c. 22 miles.

Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens to show more of the rooms.



Directions

DIRECTIONS: Use sat nav and Trickey Cottage lies just down the road from the village hall, on the other side of the road.

Viewings

Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			61
(39-54) E	43		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

