

8 Fore Street, Tiverton, Devon, EX16 6LH



79 Higher Cotteylands, Tiverton, Devon, EX16 5BL

Asking Price £325,000

- Stunning countryside views
- 3 bedrooms
- No through road
- Gym/Office
- Two EV Chargers
- Potential to extend
- Beautifully extended dining room
- End plot
- Solar panels
- High spec aluminium double glazing

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



79 Higher Cotteylands, Devon, EX16 5BL

A three-bedroom home, perfectly positioned in Higher Cotteylands with breath taking countryside views on all sides, a home gym/office, and beautifully extended kitchen, capturing a very unique, unrivalled outlook.



Council Tax Band: B



A beautifully presented three-bedroom home, set in a tucked-away position within Higher Cotteylands, enjoying far-reaching views across the Exe Valley.

This property stands out immediately, with a thoughtfully designed entrance porch that goes beyond the expected. Finished with modern Victorian floor tiles, a high-quality hardwood insulated front door and a striking mirrored radiator, this space also incorporates built-in storage and utility provision. From here, elevated views stretch across the valley, setting the tone for what follows.

The heart of the home is the open-plan kitchen and dining area, designed for modern living. Two sets of triple bi-fold doors open out on both sides, creating a seamless connection to the garden and allowing the space to be opened up fully in the warmer months. The kitchen is well fitted with a range of units and space for appliances, while the dining area is perfectly positioned to enjoy the outlook.

The sitting room is a comfortable and inviting

space, centred around a wood-burning stove. A downstairs WC adds further practicality.

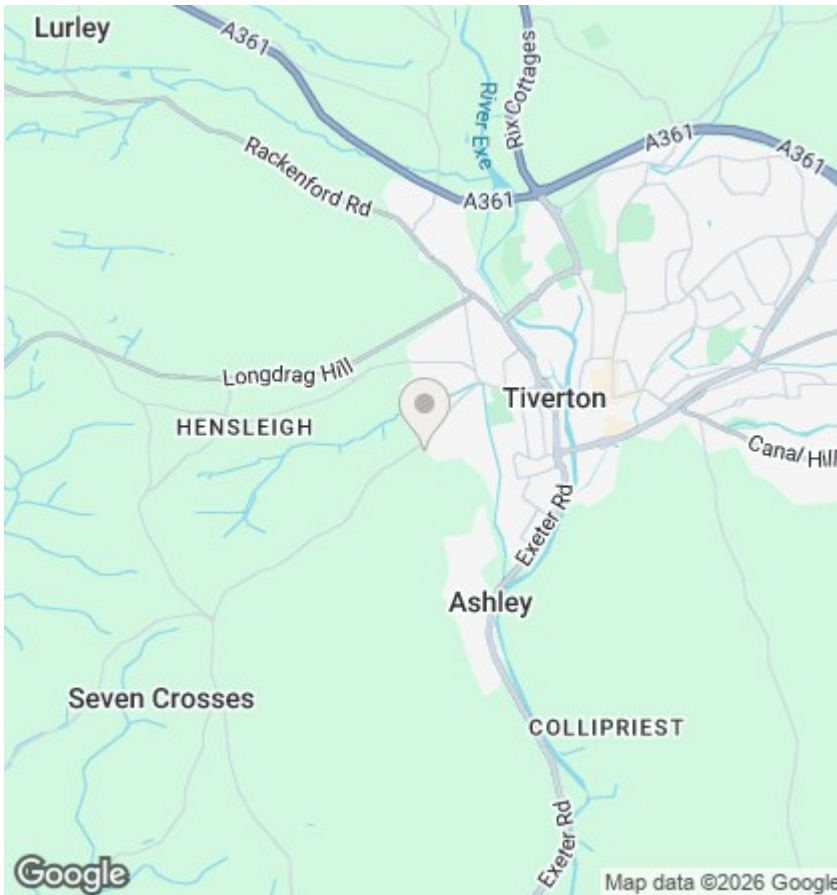
Upstairs are three well-proportioned bedrooms, including two doubles with built-in storage, alongside a modern family bathroom.

The former garage has been converted into a fully insulated home office/gym, complete with double glazed windows and insulated doors, offering a versatile additional space.

Externally, the property continues to impress, with landscaped seating areas, patio space and open views across surrounding countryside. The home also benefits from two EV charging points, solar panels, and recently installed high-efficiency aluminium windows throughout, enhancing both comfort and energy performance.

Architectural drawings have also been prepared to extend the first floor (subject to planning), offering clear scope to further enhance an already impressive home.





Directions

What3words movies.required.pickup Google Maps Code WF2X+23H Tiverton

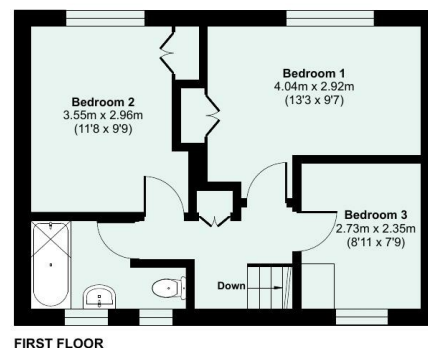
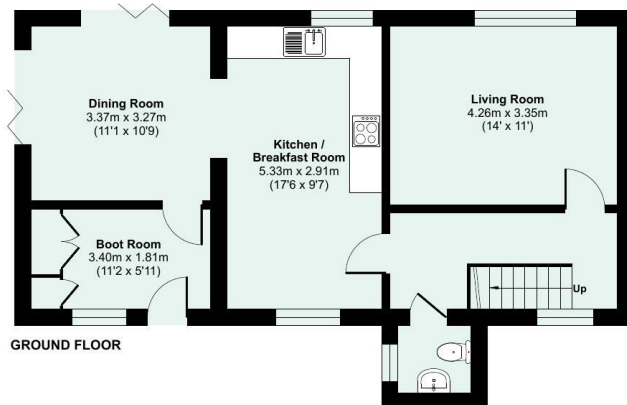
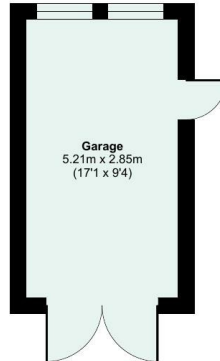
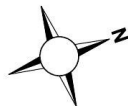
Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

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

Approximate Area = 1068 sq ft / 99.2 sq m
 Garage = 160 sq ft / 14.8 sq m
 Total = 1228 sq ft / 114 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1436536

