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Bluebell Cottage, Chilton Gate, EX16 8RS

Guide Price £300,000

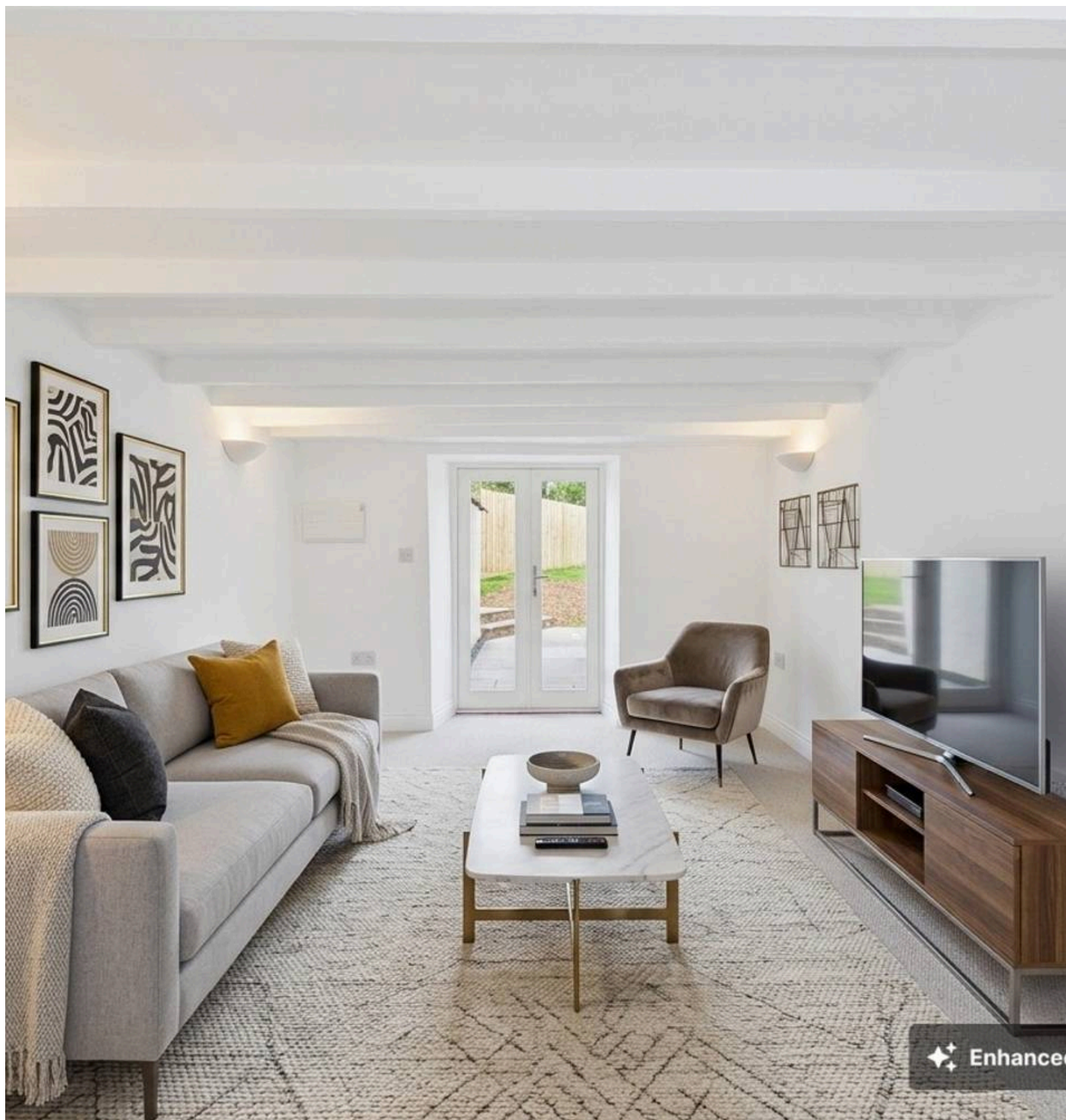
Bluebell Cottage

Chilton Gate, Tiverton

- Semi detached country cottage in sought after Mid Devon setting
- Near Cadeleigh with excellent access to Exeter, Crediton and Tiverton
- Character living room with exposed beams and cosy feel
- Open plan kitchen and dining room with bifold doors to garden
- Two bedrooms and contemporary first floor bathroom
- Fully renovated and extended to a high standard throughout
- Air source heat pump with underfloor heating and high insulation
- Double glazing and quality new fittings throughout
- Landscaped rear garden with patio and lawn
- Parking for two vehicles to the front

Set in a particularly attractive stretch of Mid Devon countryside near Cadeleigh, Bluebell Cottage enjoys that balance so many people look for, rural and peaceful, yet well connected to Exeter, Crediton and Tiverton. Thorverton is just up the road too, adding to the appeal with its farm shop, pubs and strong village feel.

The cottage has been comprehensively renovated and extended, and it shows. It's been done properly, with a focus on quality, comfort and efficiency, creating a home that feels fresh and modern while still respecting its character.



Enhanced



The main living space is centred around the kitchen and dining area, which has a really good feel to it. It's light, open and sociable, with bifold doors leading straight out to the garden. The kitchen itself has been well designed with quality units, quartz worktops and integrated appliances, giving it a smart, contemporary finish that sits comfortably within the space. Underfloor heating, powered by an air source heat pump, runs throughout the ground floor, keeping things comfortable year round.

The separate living room brings a softer, more traditional feel, with exposed beams and a cosy atmosphere, a nice contrast to the open space at the rear.

Upstairs, there are two bedrooms and a well finished bathroom, all presented in keeping with the rest of the house.

Outside, the garden has been landscaped and is ready to use. There's a paved seating area for outdoor dining and a lawned section beyond, offering a simple, usable space without needing work. Parking for two vehicles sits to the front.

Overall, this is a well considered renovation in a great location, offering the feel of a new home without losing the character that makes cottages like this appealing in the first place.



Please note that there are lower than average ceiling heights in a couple of rooms within the cottage, so this should be considered before arranging a viewing.

Please see the floorplan for room sizes.

Current Council Tax: Band TBC - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private drainage with modern treatment plant on site

Heating: Airsource heat pump

Construction: Cob/Stone

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

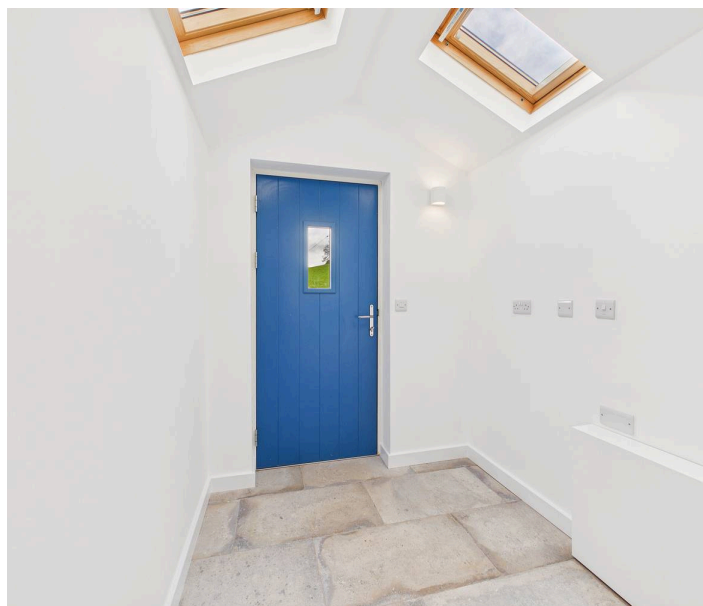
Agents' Notes.

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.



Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Management Charge

This property is subject to a management charge, which contributes towards the maintenance and upkeep of communal areas, treatment plant and shared spaces. Such charges are common on modern housing developments and a share of the management company will be attributed to the owners of this property.

Private Drainage:

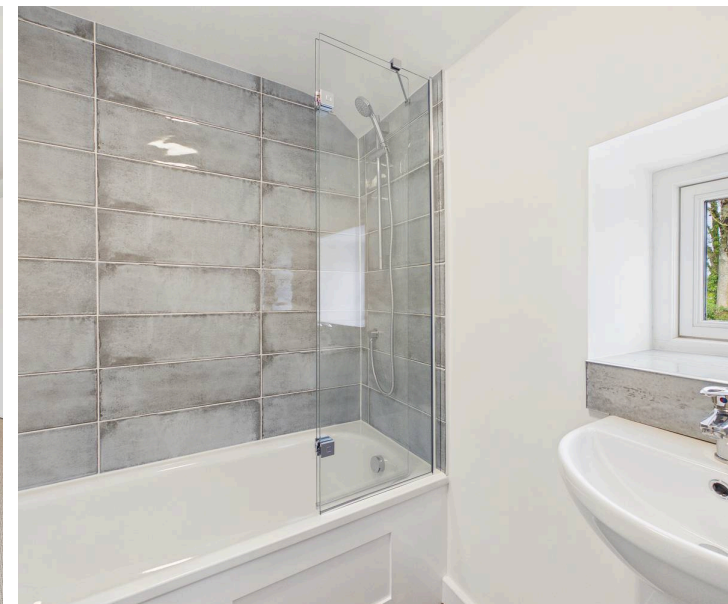
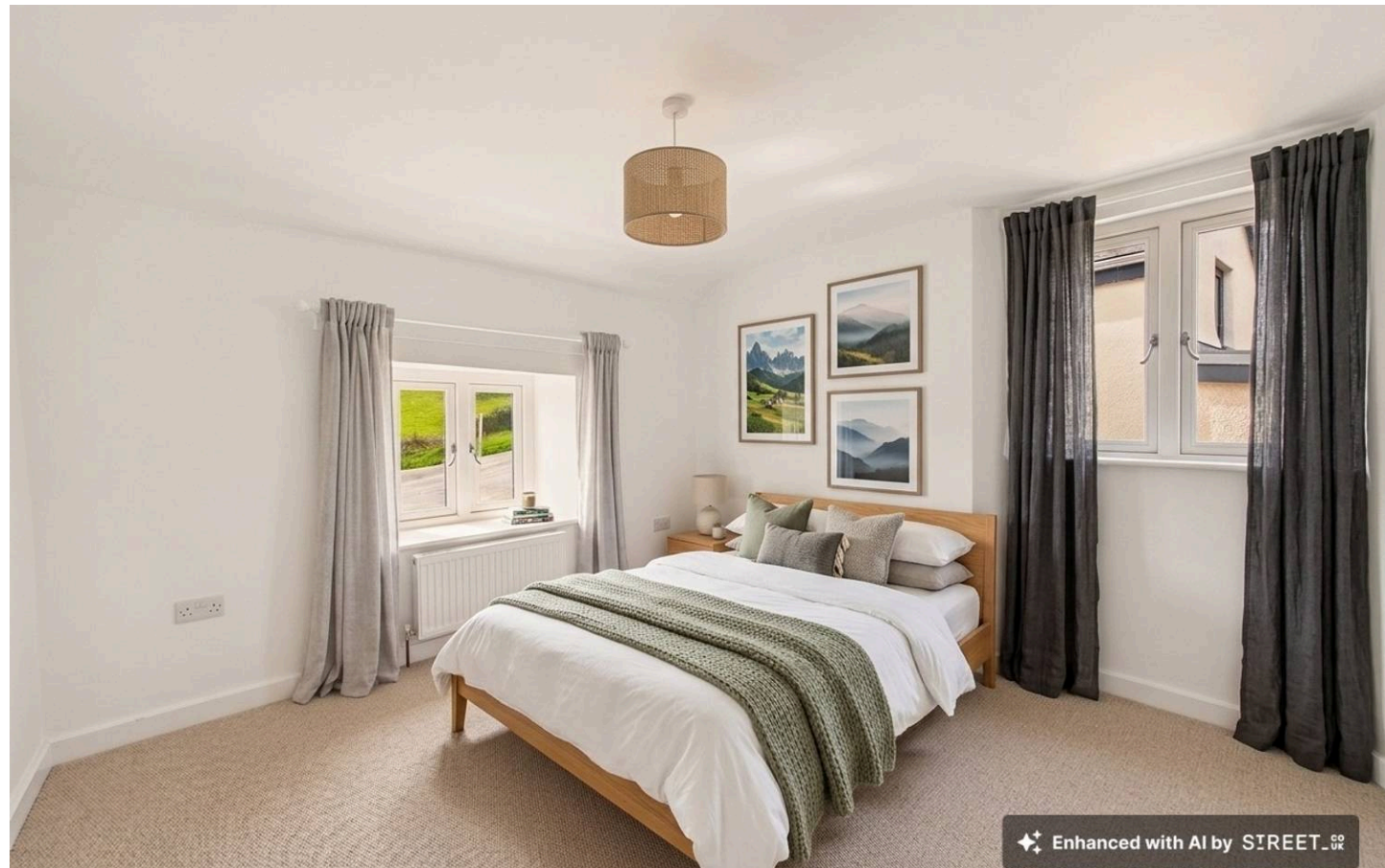
We're informed by the seller that the property has a modern private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

Rights of Way:

We're informed by the seller that the property benefits from and is subject to rights of way for access. Buyers are advised to confirm details and legal status with their conveyancer.

DIRECTIONS : For Sat-Nav use EX16 8RS and the what3words is ///promoted.locked.pave

The property will be found between Crediton and Bickleigh adjacent to the A3072 near Cadeleigh.





Floor 0



Floor 1



Approximate total area⁽¹⁾

76.3 m²

Reduced headroom

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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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.