



Willowbrook Cottage

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Stockleigh Pomeroy, Crediton, EX17 4AY

Crediton 4 miles | Exeter 7 miles | Tiverton 8 miles

A charming Grade II Listed Semi-Detached Cottage in a peaceful setting on the edge of the popular village of Stockleigh Pomeroy.

- Semi-Detached Thatched Cottage
- Two Double Bedrooms
- Two Generous Reception Rooms
- Beautifully Presented Throughout
- Immaculate Gardens
- Rural Yet Convenient Location
- Countryside Views
- Character Features
- Council Tax Band C
- Freehold

Guide Price £350,000

DESCRIPTION

Willowbrook Cottage is a glorious Grade II listed, thatched semi-detached cottage set in the heart of the picturesque Devon countryside, just outside the popular village of Stockleigh Pomeroy. The property enjoys a peaceful, rural position with lovely countryside views and an excellent sense of privacy. Despite its secluded feel, the cottage is well connected, within easy reach of Crediton, Tiverton, and the cathedral city of Exeter. The nearby village community of Stockleigh Pomeroy boasts a church, village hall, and a selection of clubs and societies, offering a warm and welcoming local atmosphere.

The accommodation is generously proportioned, comprising two double bedrooms, family bathroom, alongside two well-appointed reception rooms. Throughout, the cottage has been sympathetically modernised, while ensuring practicality and comfort. Outside, the property sits within beautifully landscaped gardens, designed for both relaxation and entertainment, with the decking providing the ideal setting for al fresco dining. There is a large summerhouse with underfloor heating, workshop and shed, all benefit from power and lighting. There is also a further shed and carport adjacent to the property within a graveled area offering off-road parking.

SERVICES

Mains electricity and water. Shared private drainage via septic tank with the neighbouring property. Oil fired central heating, Ofcom predicted broadband services - Standard & Ultrafast Ofcom predicted mobile coverage for voice and data: External – EE, Three, O2 and Vodafone. Local Authority: Mid Devon District Council

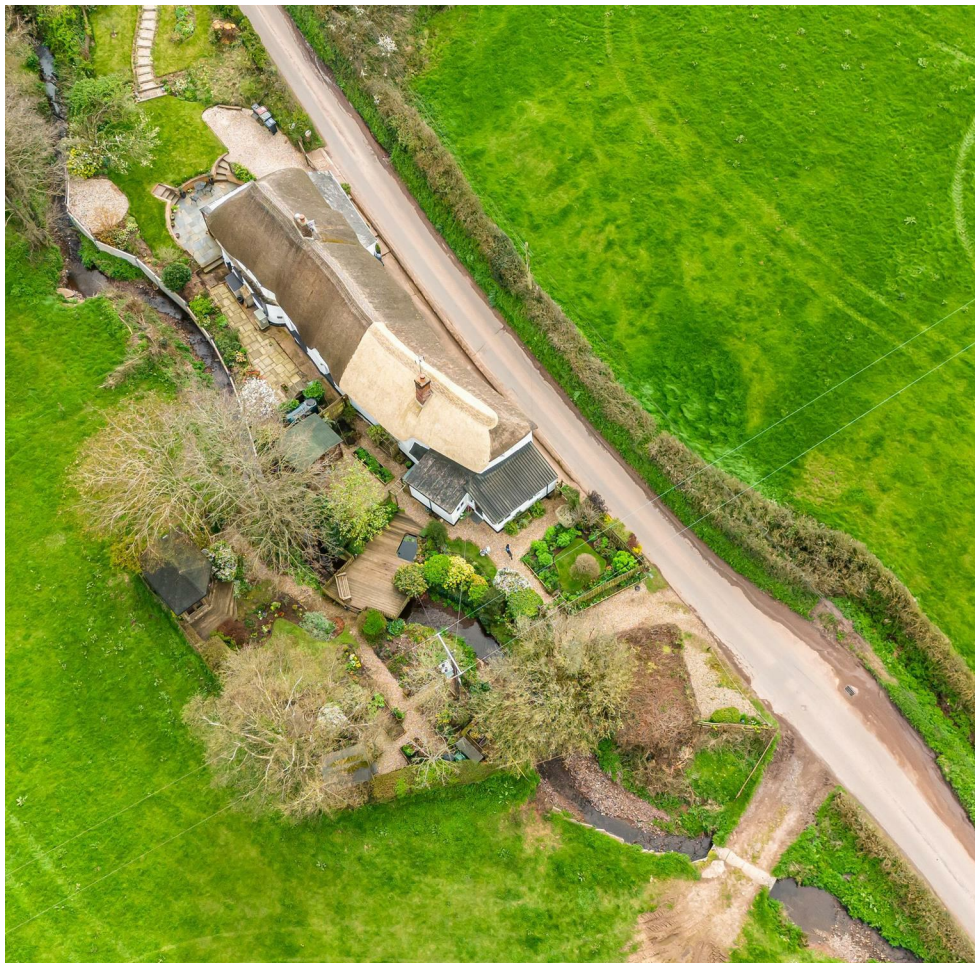
DIRECTIONS

Approaching Stockleigh Pomeroy on the A3072 from Tiverton, follow the signposts for Crediton and when you reach Bickleigh Bridge turn right and bear left after the next bridge, stay on this road for approximately 4.5 miles, take the left onto Raddon Hill opposite the sign for Thorne's Farm Shop, follow this road for approximately 200 yards and the property will be the first on your left.





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.



Approximate Area = 941 sq ft / 87.4 sq m
 Garage = 137 sq ft / 12.7 sq m
 Total = 1078 sq ft / 100.1 sq m
 For identification only - Not to scale

First Floor

- Bedroom 1: 4.54 x 4.43 m (14'11" x 14'6")
- Bedroom 2: 3.94 x 3.41 m (12'11" x 11'2")

Ground Floor

- Carport: 3.91 x 2.42 m (12'10" x 7'11")
- Kitchen: 2.91 x 2.50 m (9'7" x 8'2")
- Dining Room: 3.96 x 3.44 m (13' x 11'3")
- Sitting Room: 4.35 x 4.32 m (14'3" x 14'2")

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2026. Produced for Stags. REF: 1437516



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	

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