



Wistaria Cottage

Puddington, Tiverton

Charming Grade II listed thatched cottage in Puddington. Three bedrooms, period features, mature gardens, summer house, double garage. Rural yet close to Tiverton and amenities. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Grade II Listed detached thatched cottage dating back to the 1600s
- Situated in the peaceful rural village of Puddington surrounded by beautiful countryside
- Approximately 8 miles from Tiverton and 3 miles from Witheridge
- Wealth of original character features including exposed beams, gothic-style windows, thatched roof (renewed recently) and open fireplace
- Spacious triple-aspect sitting room with dedicated study area
- Traditional country-style kitchen/dining room with Range Master cooker and butler sink
- Three characterful first floor bedrooms and luxury bathroom with roll-top claw foot bath
- Stunning mature cottage gardens with extensive lawns, shrubs, trees and countryside views
- Versatile summer house ideal as a home office, studio, entertaining space or playroom
- Double garage, driveway parking and additional outbuildings with light and power



STUNNING GRADE II LISTED THATCHED COTTAGE IN THE HEART OF RURAL DEVON

Tucked away in the peaceful village of Puddington, Wisteria Cottage is a beautifully preserved Grade II Listed detached family home that perfectly captures the romance of Devon country living. Surrounded by rolling countryside and mature cottage gardens, this enchanting thatched residence dates back to the 1600s and blends timeless character with the comfort and practicality required for modern family life.

Positioned approximately 8 miles from Tiverton and around 3 miles from Witheridge, the property enjoys a wonderfully rural setting whilst remaining well connected to everyday amenities, reputable schools and transport links, including mainline rail services to London Paddington from Tiverton Parkway.

From the moment you arrive, Wisteria Cottage radiates warmth and charm. The striking thatched roof, gothic-style leaded windows and original timber features create an instantly inviting first impression, while inside the home offers a thoughtful balance of period elegance and relaxed country comfort. Naturally cool in summer and cosy throughout the winter months, the cottage also benefits from the eco-friendly qualities traditionally associated with thick cob and stone walls.

The welcoming entrance hall features a solid oak entrance door, built-in storage and stairs rising to the first floor. Beyond lies the impressive triple-aspect sitting room, bathed in natural light and centred around a beautiful original open fireplace with stone hearth and oak mantel. Exposed beams and garden views add to the atmosphere, while an open-plan study area provides the perfect space for home working or quiet reading.

The spacious kitchen/dining room is quintessentially country in style, fitted with a range of traditional cabinetry, Yorkshire stone flooring and charming oak beams. A Range Master cooker forms the heart of the room, complemented by a butler sink and ample space for family dining and entertaining. A useful side porch offers practical storage and direct access to the glorious gardens.



Upstairs, the character continues with three attractive bedrooms featuring original style windows, exposed beams and countryside outlooks. The luxurious family bathroom is particularly noteworthy, boasting an elegant roll-top bath with claw feet, panelled walls and a timeless boutique finish. Outside, Wisteria Cottage truly comes into its own. The mature cottage gardens wrap beautifully around the home, creating a private and colourful sanctuary filled with established shrubs, flowering borders and specimen trees. The generous lawned areas provide wonderful space for children to play, summer entertaining or simply enjoying the peaceful Devon surroundings with a morning coffee as birdsong drifts through the garden.

A substantial summer house offers exceptional versatility and could serve as a home office, creative studio, entertaining space or additional family room, all while overlooking the delightful gardens. Further outbuildings include a useful store shed and a large double garage with light, power and driveway parking.

Life in Puddington offers a rare opportunity to enjoy a slower, more connected way of living. Surrounded by unspoilt countryside, scenic walking routes and a welcoming village community, it is a setting perfectly suited to those seeking the charm of rural Devon without complete isolation. Whether enjoying cosy evenings beside the fire, hosting summer gatherings in the garden or exploring the nearby countryside, Wisteria Cottage offers an exceptional lifestyle home rich in history, character and tranquillity.

Set in a peaceful Devon village, situated approximately 8 miles from Tiverton town centre and 3 miles from Witheridge both of which offer a range of schools, shops and services with good transport links to London Paddington via Tiverton Parkway mainline railway station.

What3words: sharpens.doubts.umbrellas

Services:

Mains electricity, water and sewerage. Oil fired central heating. Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

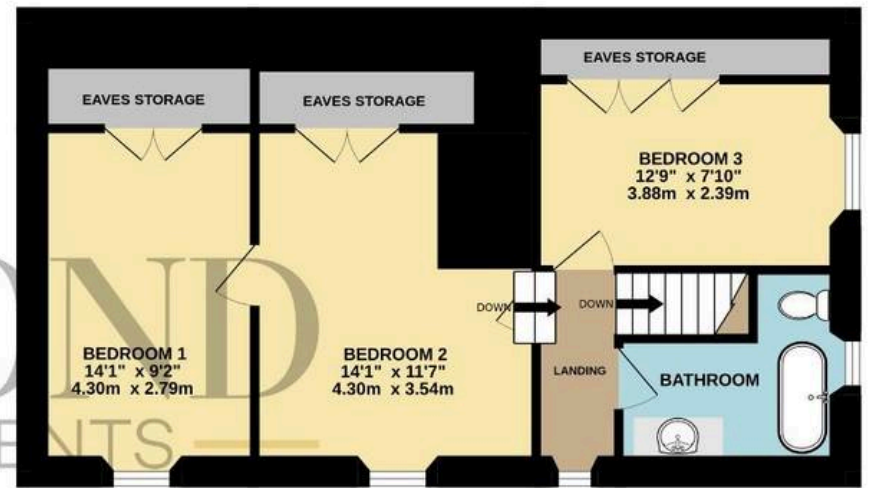




GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

We also refer buyers and sellers to The Mortgage Quarter. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee

