



Cotton Heath House







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Way Village, Tiverton, Devon, EX16 8LY

Tiverton 7 Miles | Exeter 15 Miles | M5 J27 & Tiverton Parkway station 15 Miles

A spacious and flexible period farmhouse with an adjoining barn conversion providing multigenerational living opportunities, all benefitting from a large garden, exceptional views and attractive countryside setting.

- Large Period Detached Country Home
- 7- Bedrooms. 4- Bathrooms
- 2/3 Reception Rooms
- South Facing with Views
- Council Tax Band E & A
- Potential for 3-Self Containing Areas
- 3-Kitchen/Dining Rooms
- Large Garden
- No Onward Chain
- Freehold

Guide Price £725,000

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SITUATION

The property lies in an attractive country location just 7 miles from Tiverton and 4.5 miles from Bickleigh and the Exe Valley. The surrounding countryside provides a natural landscape with many quiet country lanes as well as foot and bridle paths, one leading from directly outside the property curtilage.

Further afield, the cathedral & university city of Exeter lies 15 miles to the south offering a wide range of amenities, whilst Tiverton lies 7 miles to the north-east with day-to-day amenities. 6 miles beyond sits Junction 27 of the M5 alongside which lies Tiverton parkway mainline rail station, providing excellent rail services including a fast service to London Paddington in under two hours.

DESCRIPTION

The property provides an excellent opportunity for flexible and multigenerational accommodation with three self-contained areas, all with kitchens and all with optional internal connections, providing an overall seven-bedroom home or three individual homes for family members, with further potential if the smaller cottages are utilised as rental units for income (subject to necessary consents).

The accommodation is spacious and well laid out, totalling over 4700SqFt. The whole property enjoys views across the garden to the south and over the countryside beyond.

ACCOMMODATION

The main former farmhouse lies centrally with annexes located at either end.

The main house provides a large farmhouse style kitchen/ dining room with adjoining sun room and a large open plan sitting room/ playroom with sliding door to rear garden, all of which enjoy southerly views across the garden. The rear hall, boot room, utility and shower room with WC offer practical living for family life with rear external access. On the first floor are four bedrooms, the master benefits from fitted wardrobes and an en suite shower room. The remaining three bedrooms, two benefitting from fitted wardrobes, are served by a well-proportioned family bathroom.

To the eastern end of the main house, lies a self-contained one-bedroom cottage with bedroom, and en suite shower room on the ground floor and an open-plan kitchen/ living room on the first floor, taking advantage of the views.

Adjoining the western end, of the main house sits the more recently converted barn. The ground floor comprises of a well-proportioned sitting room with inset wood burner and a large kitchen/ dining room featuring two sets of double doors out to the garden, perfect for alfresco dining. On the first floor are two bedrooms, one with ensuite, as well as a rear hall with a potential study/ bedroom/ cloakroom and external access beyond.





OUTSIDE

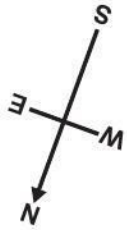
A gated entrance opens from the lane into a turning and parking area for several cars and leading to a carport for two cars. Beyond the drive, the garden lies predominantly to the southern side of the property. Mainly laid to lawn with mature trees, shrubs and enclosed by post and rail fencing and hedging. To the immediate front of the house are wide paved patio areas making the most of the southerly orientation and views which extends across the garden to the fields beyond. In all the whole extends to 0.4 acres

SERVICES

Mains electricity. Private water currently via bore hole supply with potential to connect to mains (speak to agent for more information). Private drainage via septic tank with soak away. PV panels with feed in tariff. Oil Fired central heating. Ofcom predicted broadband services – Standard & Ultrafast available. (Fibre broadband currently connected) Ofcom predicted mobile coverage for voice and data: Externally (variable) -EE, Three, O2 and Vodafone
Local Authority: Mid Devon District Council.

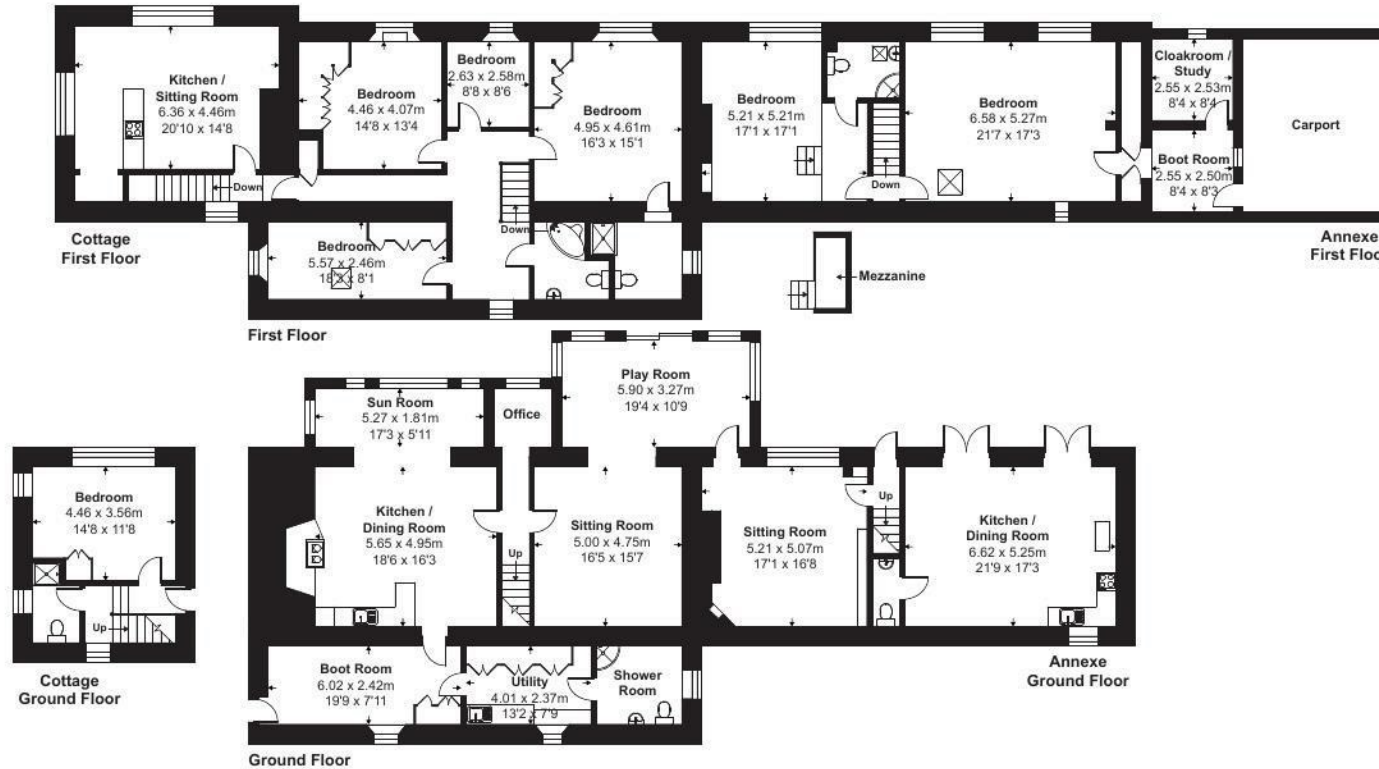
DIRECTIONS

From the A396 at Bickleigh, take the A3072 towards Crediton and turn first right towards Cadeleigh. Follow this road, ignoring all turnings for 4 miles and then turn right into Cotton Heath Lane with a No Through Road sign. Follow the lane down for approx. 0.3 miles and the property can be found on the right after Cotton Heath Farm Bungalow



Approximate Area = 2528 sq ft / 234.8 sq m
Annexe (s) = 2200 sq ft / 204.4 sq m
Mezzanine = 23 sq ft / 2.1 sq m
Total = 4751 sq ft / 441.4 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 2025. Produced for Stags. REF: 1346193



STAGS

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



