

8 Fore Street, Tiverton, Devon, EX16 6LH



7 Burrow Court, Butterleigh, Devon, EX16 4PS

Asking Price £365,000

- No Onward Chain
- 3 bedrooms, including ensuite master bedroom
- Sitting room with woodburning stove
- Double height garage plus allocated parking
- Fibre broadband available
- Character barn conversion in a quiet rural courtyard
- Kitchen / dining room opening to the garden
- Enclosed rear garden with lawn and mature planting
- Oil fired Rayburn and mains electricity
- Easy access to Exeter, Tiverton, Cullompton & M5

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



7 Burrow Court, Devon EX16 4PS

Set within a peaceful courtyard on the edge of Butterleigh, this 3 bedroom barn conversion offers village living with a genuine sense of community, beautiful countryside on the doorstep, and excellent access to Exeter, Tiverton, and the wider Exe Valley.



Council Tax Band: E



7 Burrow Court sits within a compact courtyard formed by traditional barn conversions completed in the 1990s. These structures retain exposed stone walls, original timber beams, vaulted ceilings in places, and repurposed barn doors, arranged around a shared central space with allocated parking and access to communal grounds. The conversions were carried out sympathetically, preserving the agricultural character of the original farm buildings while creating attractive and striking residential units that share the enclosed, private setting on the edge of Butterleigh. The setup includes a shared private drive leading into the complex, with maintenance of common areas (including guest parking) covered by an annual service charge of around £720, which also handles the communal septic tank system. The courtyard provides a contained, communal feel while keeping individual properties separate, with access to allocated parking and a double-height garage.

This particular barn, forms part of the terraced row and measures around 1,200 square feet over two floors. Entry is through a hallway with a cloakroom (WC and basin). The ground floor centres on an open-plan kitchen and dining area: the kitchen has dual-aspect windows and new French doors opening to the rear garden, fitted units with worktops, a sink, an oil-fired Rayburn for cooking and heating, a separate electric cooker, and plumbing for fridge/freezer, washing machine, and dishwasher. Adjacent is the dining room, looking out over the garden. The sitting room features a rear outlook, a corner fireplace with wood-burning stove, and under-stairs storage.

Upstairs, the landing has an attractive feature stone wall. The three bedrooms are all rear-facing: two good-sized doubles (one with en-suite bath/shower, WC, and basin) and one single. There's a separate family bathroom with bath/shower, WC, and basin. Outside lies an enclosed garden, a garage, and parking.

The property lies a short distance from Butterleigh, a small village in Mid Devon with about 110 residents, positioned three miles southeast of Tiverton. Butterleigh centers around its 13th-century church of St Matthew, which features an old baptismal font and an alms box from before the 1600s, alongside a village hall used for community events and a pub called the Butterleigh Inn that serves local beers, wines, and home-cooked meals. The village blacksmith has gained recognition for quality work, and the area is known for its annual harvest home celebrations that draw people from nearby. Surrounding fields and gentle hills offer paths for walking, with the River Exe nearby providing spots for fishing, including tench, perch, rudd, and carp.

Beyond the village, the property benefits from close proximity to Tiverton, just over two miles away, a town that serves as a hub for Mid Devon with direct rail links via Tiverton Parkway station seven miles north, connecting to larger cities. The M5 motorway is accessible five miles away at junction 28, linking to Exeter southward or Taunton northward. Plans to reinstate the train station at Cullompton have recently been given the go ahead. Tiverton itself includes a range of shops, schools, and recreational options, including the Grand Western Canal where horse-drawn barges still operate for trips along the waterway. Historical sites dot the area, such as Tiverton Castle built in 1106, Bickleigh Castle with its moated gardens, and Knightshayes Court, a Gothic Revival house from 1869 featuring detailed interiors and grounds. The Tiverton Museum covers local history with exhibits on mid-Devon life, including an old locomotive. The wider region supports a rural lifestyle with countryside routes for hiking, access to local farms for produce, and events like food festivals, balloon gatherings, and music outings that reflect community traditions. Cullompton, five miles away, adds further options for daily needs in an undulating landscape typical of this part of Devon.

The property comes with no onward chain and is listed at a guide price of £365,000.

Services:

Mains electricity and water. Private communal drainage. Oil fired central heating and hot water backed up by an immersion heater.

Tenure:

Freehold

Council Tax:

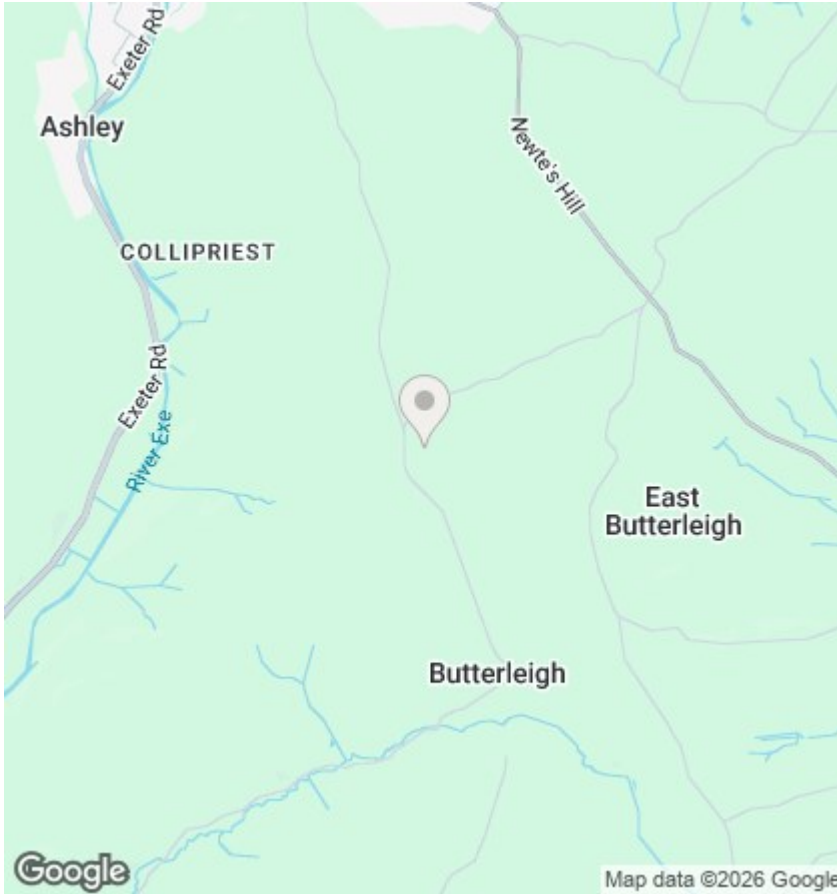
Band E

Service Charge:

Approx: £720 p.a.

Local Authority:

Mid Devon District Council - 01884 255255



Directions

From the multi storey car park in Tiverton turn left onto Great Western Way. Go straight across at the first roundabout and take the next turning right into Old Road. Bear round and up into Canal Hill, then bear right sign posted to Butterleigh. Follow this road for about 3 miles until you see Burrow Court on the left. Turn in here, and park in the car park

Viewings

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

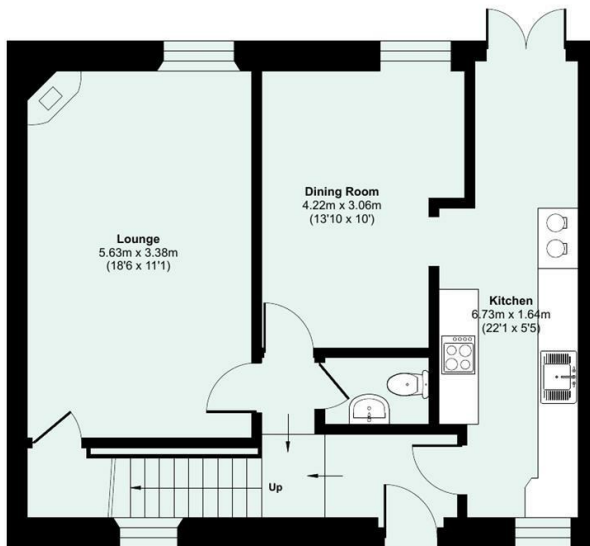
EPC Rating:

D

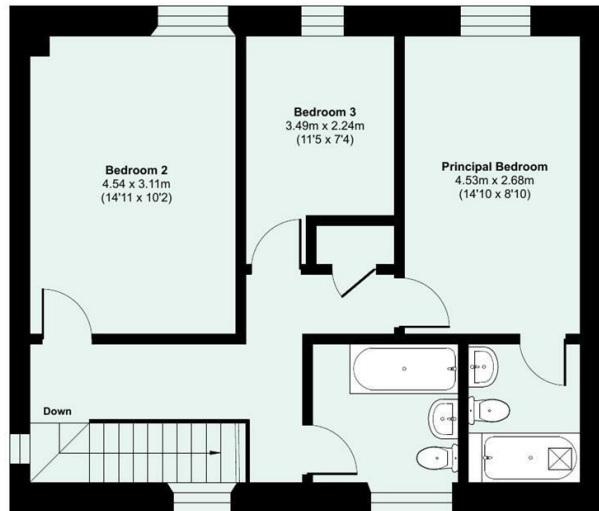
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 1205 sq ft / 111.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2026. Produced for Seddon Estate Agents LLP. REF: 1406473



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