



## Peppercorn Cottage, Woodland Head, Yeoford, EX17 5HF

Guide Price £550,000

# Peppercorn Cottage, Woodland Head

Yeoford, Crediton

- Grade II Listed thatched cottage full of character and charm
- Peaceful hamlet setting at Woodland Head between Crediton and Exeter
- Spacious living room with wood-burning stove and separate dining room
- Garden room linking reception spaces and opening onto the garden
- Three bedrooms with countryside views and stylish family bathroom
- Beautifully restored and updated with quality materials throughout
- Cob construction and oil central heating
- Level cottage gardens with lawns, planted beds and seating areas
- Off-road parking plus additional lane parking available
- Converted garage providing study and utility with flexibility to revert

Set within the little known hamlet of Woodland Head, between Cheriton Bishop and Yeoford, Peppercorn Cottage enjoys a wonderfully peaceful position surrounded by open countryside and a scattering of thatched homes. It's a location that feels tucked away, yet remains highly accessible, with Yeoford railway station just a few minutes away and both Crediton and the A30 within easy reach.





The cottage itself is Grade II Listed and has been beautifully restored and updated by the current owner, creating a home that feels both authentic and comfortable. Despite its cottage appearance, it offers a surprising amount of space and is particularly light, with many of the rooms enjoying far reaching views over the surrounding countryside. The cob construction and thatched roof of the property retains a naturally warm and efficient feel, oil fired central heating is in place, complemented by a wood-burning stove for added character.

On the ground floor, a welcoming entrance porch leads through to two spacious sitting rooms, both with wood burners and plenty of room to relax. There is also a separate dining room or study, while the garden room along the rear creates a more flexible living arrangement, linking the main reception areas and opening directly onto the garden. A ground floor shower room add practicality, while the kitchen is well equipped with good storage, granite worktops and integrated appliances. The former garage has been converted into the accommodation providing a utility space but could be reverted to a garage should it be preferred by a new owner.



Upstairs, there are three double bedrooms, all enjoying views across the surrounding countryside, along with a particularly stylish family bathroom featuring a freestanding bath and separate shower.

Outside, the cottage is complemented by attractive and well established gardens. To the rear, the space is mainly level with a mix of lawn, planted beds and seating areas, creating a classic cottage garden that is both beautiful and manageable. A greenhouse (with a wonderful vine) and a range of sheds provide additional storage and growing space, while off-road parking is available alongside the house, further informal parking is available on the lane.

Overall, Peppercorn Cottage offers a rare opportunity to enjoy a thatched home in a peaceful yet accessible setting, combining character, comfort and countryside views in equal measure.

Current Council Tax: Band E - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private drainage

Heating: Oil fired central heating and wood-burner

Construction: Cob and thatch

Listed: Yes Grade II

Conservation Area: No

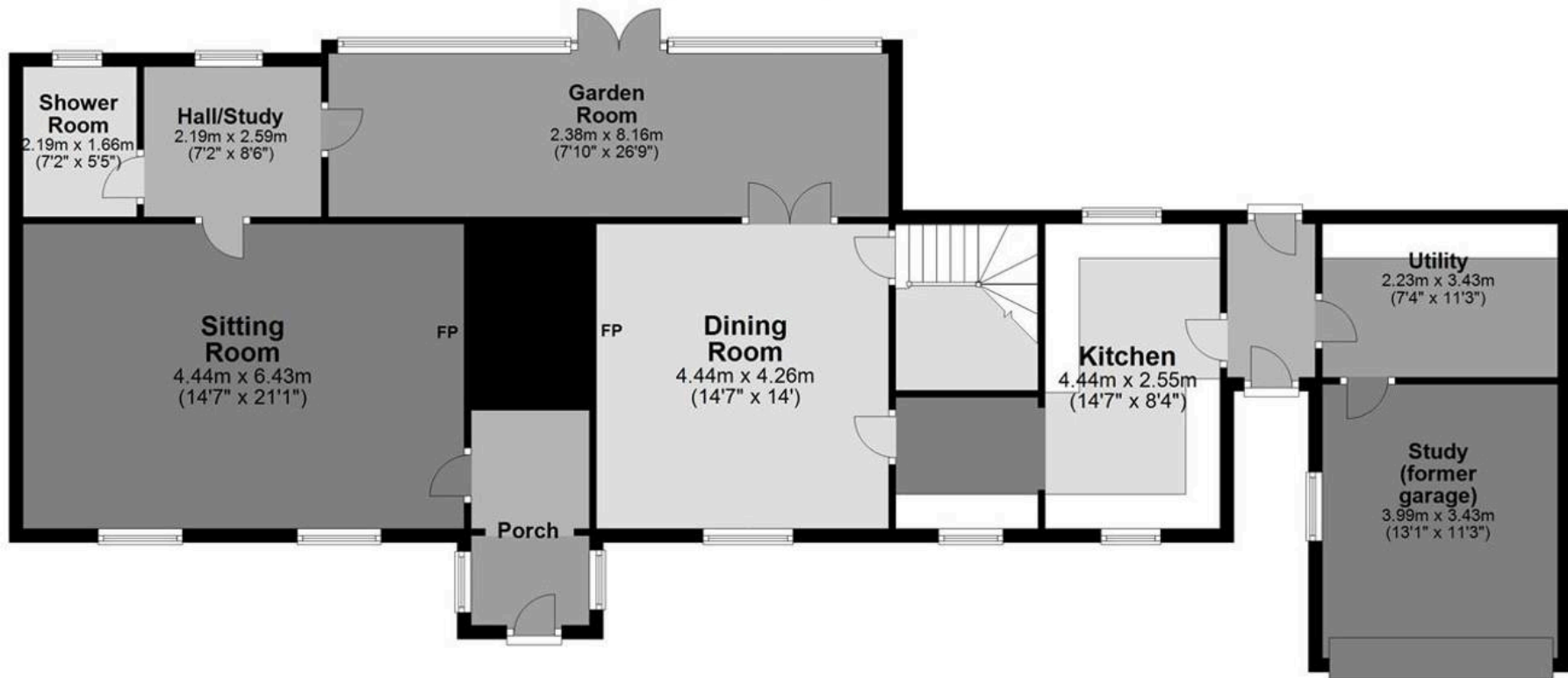
Tenure: Freehold

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.



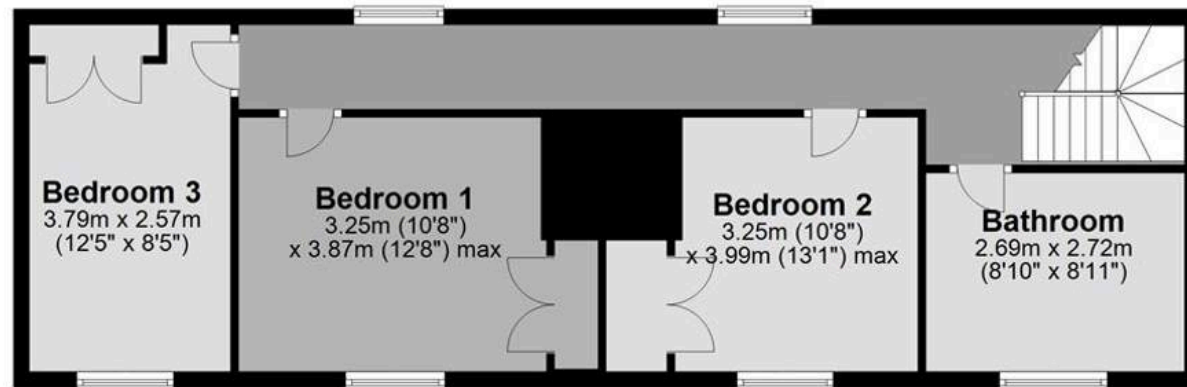
### Ground Floor

Approx. 135.2 sq. metres (1455.6 sq. feet)



### First Floor

Approx. 63.9 sq. metres (687.4 sq. feet)



Total area: approx. 199.1 sq. metres (2143.0 sq. feet)



**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](http://www.ofcom.org.uk)

**Private Drainage:**

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

**Thatch / Cob Construction:**

We're informed by the seller that the property includes cob walls and/or a thatched roof. Such construction may have specific maintenance and insurance requirements, and buyers should make their own enquiries before purchase.

DIRECTIONS : For satnav use EX17 5HF and the what3words address is: [///reddish.scribbled.defend](https://www.what3words.com/#!/reddish.scribbled.defend)

From Crediton High Street, head towards The Green and at the traffic lights, take the left turn to Yeoford. Go through the village of Yeoford and after approximately 1 mile, you'll see a left turn to Woodland Head but ignore this one and continue for another 0.1 mile and take the next left. The property will be found on the left hand side.



## Helmores

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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.