

8 Fore Street, Tiverton, Devon, EX16 6LH



18 West Street, Witheridge, Tiverton, Devon, EX16 8AA

Guide Price £230,000

- Charming Grade II listed cottage
- Spacious layout
- Reception room
- Bathroom
- No onward chain!
- Historic 15th-century origins
- Two double bedrooms
- Kitchen & utility area
- Garage
- Viewing highly recommended

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



18 West Street, Tiverton EX16 8AA

A beautifully presented and charming Grade II listed thatched cottage offering spacious accommodation in this popular Mid Devon village.



Council Tax Band: C



Situated in the village of Witheridge, just a short distance from Tiverton, this charming Grade II listed thatched cottage is a true gem. Dating back to the 15th century, it is believed to be one of the oldest cottages in the village, once known as the candle maker's residence. This delightful property boasts a wealth of character features, including exposed beams and traditional plank and muntin walls, which add to its historic charm.

Spanning an impressive 1,272 square feet, this home offers spacious accommodation that is beautifully presented. Upon entering, you are welcomed into the dining room, which features a slate-tiled floor and a lovely fireplace, creating a warm and inviting atmosphere. A door leads you into the sitting room, where a large inglenook fireplace is an impressive feature, complemented by elegant wood flooring and some wonderful old beams.

The kitchen features modern units and a range-style cooker, perfect for culinary enthusiasts. A utility area at one end of the kitchen provides plumbing for a washing machine, adding to the practicality of the home. The back door leads to a shared access area leading to a barn, which serves as a handy storage space or garage. This building offers significant scope for adaptation; notably, removing the roof structure would transform the space into a private, walled courtyard garden directly serving the

cottage.

The staircase, adorned with stunning exposed stonework and wooden bannisters, leads to an open landing. The two double bedrooms are generously sized and come with built-in wardrobes, ensuring ample storage. Additionally, there is a cupboard on the landing and a bathroom equipped with a WC, basin, and a shower over the bath.

With its rich history and charming features, this cottage offers a unique opportunity to own a piece of Witheridge's heritage. The village itself is known for its friendly community and surroundings, making it an ideal place to call home.

Witheridge is a thriving Mid Devon village located approximately 8 miles west of Tiverton. The community is well-served by local amenities, including a primary school, medical centre, village shop, and public house, with regular bus links connecting to both Tiverton and South Molton.



Directions

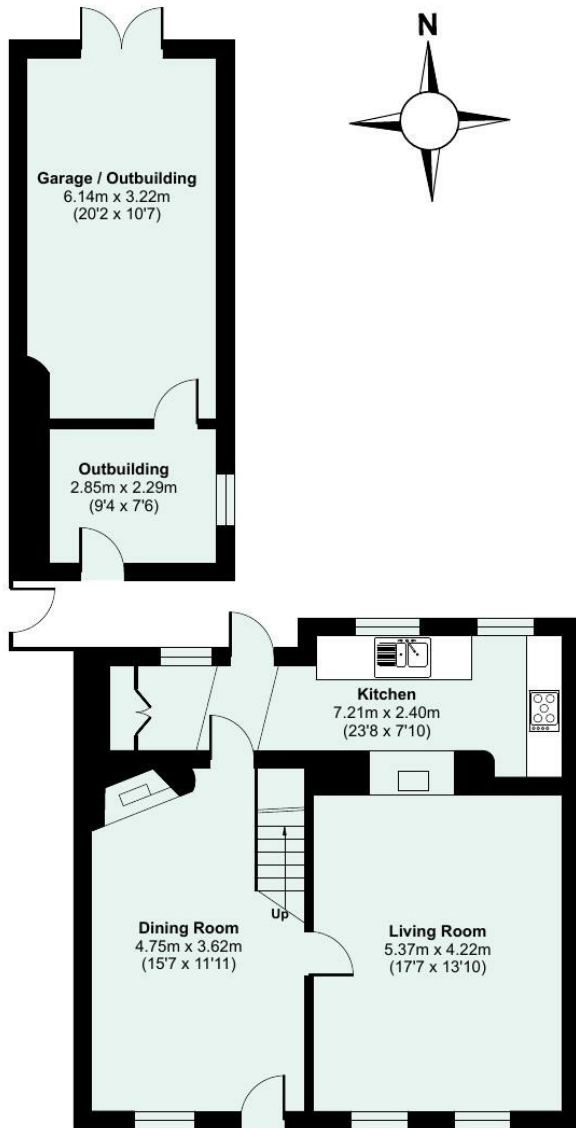
From Tiverton, take the B3137 signed Witheridge. On reaching the square, turn left and then right, signed Drayford. The cottage can be found on the right-hand side, with parking available on the nearby square.

Viewings

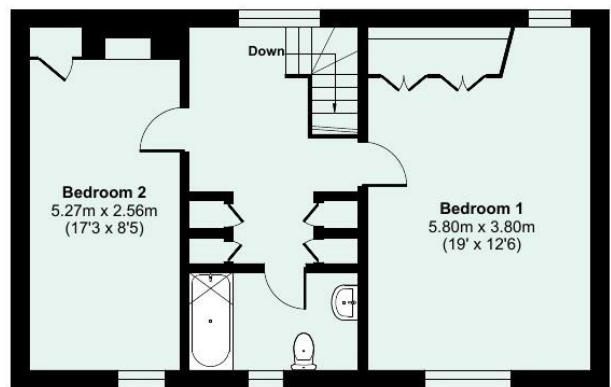
Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		39	69
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1272 sq ft / 118.1 sq m
 Outbuilding = 297 sq ft / 27.5 sq m
 Total = 1569 sq ft / 145.6 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 2026. Produced for Seddon Estate Agents LLP. REF: 1467400

