

Strawberry Cottage

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Oakford,Tiverton, EX16 9HG

Bampton: 5 Miles, Tiverton: 10 Miles, M5 (J27)/ Tiverton Parkway Station: 17 Miles

A charming non-listed cottage set in superb gardens and grounds totalling 1.1 acres with a newly constructed double garage including ancillary accommodation above.

- Beautifully Renovated Thatched Cottage
- Additional Ancillary Accommodation
- Electric Gated Entrance
- Three Bedrooms
- Newly Constructed Double Garage
- 1.1 acres of gardens and grounds
- Planning permission granted for an extension
- Parking for multiple vehicles
- Council Tax Band F
- Freehold

Guide Price £525,000

SITUATION

Strawberry Cottage is situated near Oakford, a much sought after and delightful elevated village, surrounded by open countryside. The village includes The Red Lion public house, village hall and parish church. The small town of Bampton is 5 miles distant, offering a wider range of amenities, catering for most everyday needs including a primary school. Dulverton and Exmoor National Park are approximately 5 miles. The market town of Tiverton lies approximately 10 miles to the south providing a good range of amenities including both private and state schooling, many shops catering for a wide variety of needs, supermarkets, banks and building societies, hospital, leisure centre and golf course. At Junction 27 of the M5 motorway lies Tiverton Parkway Railway Station, with an intercity link to London Paddington taking approximately 130 minutes, whilst both Exeter and Taunton are within easy commuter distance.

DESCRIPTION

From the country lane a small driveway with electric gates leads to the newly constructed garage and parking area, with further parking in front of the cottage. The property has colour washed and rendered elevations under a very attractive thatch roof with timber glazed and leaded casement windows. An attractive thatch and timber storm porch shelter a leaded and glazed front door.







ACCOMMODATION

Upon entering the property there is a spacious entrance hall that leads through to the rear garden whilst also providing access to a snug/study and utility room. Leading on through to the main house, the hallway has a WC situated off of it and leads through into the beautiful country style kitchen. The kitchen is fitted with wood effect worktops with a range of base and wall units, electric hob, extractor, traditional white ceramic sink, integrated dishwasher, two electric ovens and tiled splashbacks. The main sitting room is filled with period features including an exposed stone wall, wooden beams, open fire and a hidden door leading to the snug. The snug is currently used as a gym but would be a superb play room, study or ground floor bedroom.

On the first floor there are three well proportioned bedrooms all of which benefitting from fitted wardrobes. The newly fitted family bathroom comprises of a 'his and hers' sinks, WC and bath.

OUTSIDE

The property is surrounded by fabulous gardens with large expanses of lawn bordered by mature hedging and trees. Throughout the garden there are wonderful specimen trees, some of them currently in blossom. There are also various borders with shrubs and flowering plants. At the far end of the garden is a useful outbuilding, currently used as a garden shed and mower store.

Located next to the parking area is a large double garage with ample space for two cars and additional storage. Situated above the garage and accessed via its own external staircase is the ancillary accommodation to the main house. There is a newly fitted shower room with shower, basin and WC. Beyond this is a large open room with ample electricity sockets. This space could be used as additional accommodation to the main house, a brilliant home office or children's games room.

AGENTS NOTE

Under application ref: 16/00009/HOUSE planning permission has been granted for a two-storey extension to the rear of the house and will create a large open plan living area with bifold doors and a spacious bedroom on the first floor with an ensuite shower room.

VIEWINGS

Strictly by appointment through the agents. Contact Stags on 01884 235705.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

DIRECTIONS

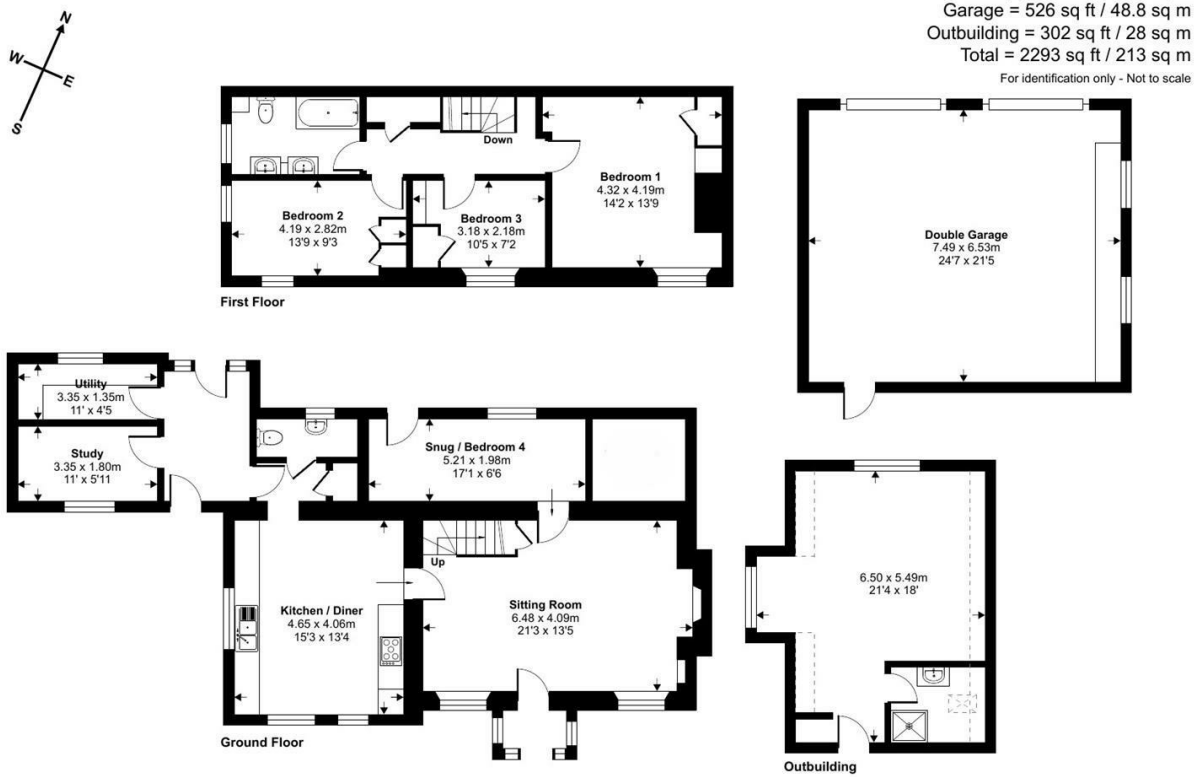
From Tiverton take the A396 towards Bampton and pass through Cove. At the Exeter Inn roundabout turn left signposted South Molton and Oakford. Continue past the Black Cat filling station bearing left over the River Exe and continue up the hill. Go past Hamslade Cross and continue towards South Molton ignoring the Oakford turning. After approximately 1 mile take the next turning to Oakford which is a sharp left turn and the property will be found a short distance on the left hand side, and you will notice the thatched garage.







Approximate Area = 1430 sq ft / 132.8 sq m (excludes blocked off room)
Limited Use Area(s) = 35 sq ft / 3.2 sq m
Garage = 526 sq ft / 48.8 sq m
Outbuilding = 302 sq ft / 28 sq m
Total = 2293 sq ft / 213 sq m
For identification only - Not to scale

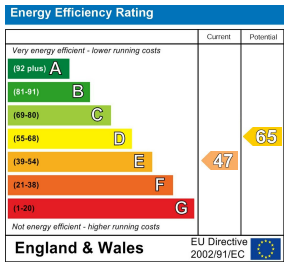


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Stags. REF: 1011157

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.

STAGS



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