



Hillview, Stockleigh Pomeroy, EX17 4AU

Guide Price £425,000

Hillview

Stockleigh Pomeroy, Crediton

- Character thatched cottage
- Grade II listed
- Beautiful views
- 3/4 Bedrooms
- Character features
- Well tended gardens
- Open plan kitchen/dining room
- Village location
- Woodburning stove

An end-of-terrace thatched cottage set in the village of Stockleigh Pomeroy, combining period detail with a layout that works well for day-to-day living.

Inside, the house retains much of its original character, with exposed beams, good ceiling height for a cottage of this age, and a central living space built around an inglenook fireplace with a wood-burning stove and original bread oven door. The entrance hall is notably spacious and finished with parquet flooring, setting the tone as you move through the property.

The kitchen is fitted with bespoke solid wood units, complemented by a mix of wood and granite worktops, along with a ceramic sink, Neff oven and four-ring hob. A separate large utility room includes a Belfast sink along with a WC and shower, adding practical flexibility.

The second reception room, currently used as an additional bedroom, could alternatively serve as an office or study.





Upstairs, the accommodation includes a single bedroom, a double bedroom to the front, and a larger principal bedroom with dual-aspect windows and built-in wardrobes. The bathroom is fitted with a vanity sink and arranged to serve all rooms on this floor.

Outside, the property offers a range of features not always found with cottages of this type. There is parking for two to three vehicles, along with a garage, summer house, two sheds and a wood store. Gardens extend to both the front and rear, both are well tended with flower and shrub borders with the rear garden enjoying open views across the surrounding countryside.

Overall, this is a well-balanced cottage that retains its historic character while providing the space, storage and practicality needed for modern living, all set within a beautiful rural Mid Devon village.

Current Council Tax: Band E - Mid Devon 2025/26 - £3,181.45

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Private drainage (shared with two other properties)

Heating: Oil fired central heating and woodburner

Construction: Cob/stone

Listed: Grade II

Conservation Area: Yes

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.

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.

Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

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.

From Crediton take the A3072 towards Tiverton. Continue along and take the road signposted to Stockleigh Pomeroy, come up the hill and take the 1st left and the cottage can be found along to the right marked with a Helmores board.

For Sat Nav: EX17 4AU - What3Words:
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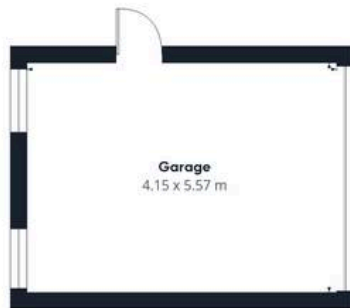




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

145.9 m²

Reduced headroom

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.