



Hillside Cottage



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Withleigh, Tiverton, EX16 8JH

Tiverton 3 miles | M5 J27/ Tiverton Parkway 10 miles | Exeter 17 miles

A charming village property offering spacious accommodation with mature gardens, off-road parking and garage.

- Charming Family Home
- Two Reception Rooms
- Driveway Parking & Garage
- Village Location
- Council Tax Band D
- Three Bedrooms
- Separate Utility Room
- Wrap-Around Garden
- Tiverton 3 Miles
- Freehold

Guide Price £375,000

DESCRIPTION

A well-proportioned three bedroom family home offering; an integral porch, large central hallway, two spacious reception rooms with front aspects, kitchen/ breakfast room with rear access, along with a separate utility room. The first floor offers a dual aspect master bedroom with ensuite WC, two further bedrooms and the family bathroom. All bedrooms benefit from wonderful south-westerly views across the surrounding countryside.

Externally, the garden wraps around the property and is mainly laid to lawn with the enjoyment of mature shrubs, trees and hedging. The property offers a gated tarmac driveway with parking for multiple vehicles, along with an attached garage on the western side of the property.

SERVICES

Mains electricity and water. Private drainage via septic tank. Gas Central Heating via LPG tank.

Ocom predicted broadband services – Standard & Ultrafast broadband available.

Ocom predicted mobile coverage: External - EE, Three, O2 (variable) and Vodafone (variable).

Local Authority: Mid Devon Council.

DIRECTIONS

Leaving Tiverton, travel west along the B3137/ Longdrag Hill. Continue into the village of Withleigh and after 0.6 miles, having passed the turning to the Parish Church on the brow of the hill, Hillside Cottage will be the second property on the right-hand side with a gated driveway.





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	51
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 1230 sq ft / 114.2 sq m
Garage = 210 sq ft / 19.5 sq m
Outbuilding = 52 sq ft / 4.8 sq m
Total = 1492 sq ft / 138.5 sq m
For identification only - Not to scale

First Floor

- Principal Bedroom: 4.35 x 3.25m (14'3" x 10'8")
- Bedroom 2: 4.01 x 3.18m (13'2" x 10'5")
- Bedroom 3: 2.95 x 2.87m (9'8" x 9'5")

Ground Floor

- Garage: 6.67 x 2.90m (21'11" x 9'6")
- Dining Room: 4.35 x 3.25m (14'3" x 10'8")
- Kitchen: 4.85 x 3.17m (15'11" x 10'5")
- Sitting Room: 4.55 x 3.96m (14'11" x 13')
- Utility: 2.73 x 1.79m (8'11" x 5'10")
- Porch

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Stags. REF: 1394360