



**Vine Cottage North Street, Witheridge EX16 8AG**

**welcome to**

## **Vine Cottage North Street, Witheridge**

Charming Chocolate Box Cottage located within the gateway to the Two Moors Way! Beautifully presented and finished throughout. Book to view now.

Vine Cottage is a picturesque and charming Grade II listed thatched cottage situated in a convenient location close to the centre of Wintertide property has so much character with exposed beams, cottage style windows and has been recently re-thatched. The accommodation is well proportioned and comfortable with a lovely feel throughout. The current owners have loved and really cared for this cottage. Both the property and garden are beautifully presented and certainly worth viewing.

The well fitted, country style kitchen is well equipped and has a decorative, inglenook fireplace, stone floor and plenty of space for a large dining table. There is also a useful utility/boot room which leads out to the garden. The lounge has a feature exposed stone fireplace with wood burning stove - perfect for those cosy winter evenings. To the rear is an inner hallway leading to the ground floor bathroom, which is a generous size. Both the lounge and hall have wooden floors. On the first floor there are two double bedrooms and an upstairs WC. With the third double bedroom being located on the second floor.

The established garden is beautiful and quite private, with a variety of trees, shrubs and borders. A rear terrace and summer house offers a lovely relaxing space and there are two further garden sheds for storage/workshop. This is a 'must see' traditional Devon cottage in a lovely location, and we recommend booking an early viewing to avoid disappointment.

### **Entrance Porch**

Timber door

### **Entrance Hall**

Space for coats, partial glazed door to kitchen and timber door to lounge

### **Lounge**

14' 2" Max x 13' 1" Max ( 4.32m Max x 3.99m Max )  
Inset window to front with seat, window to rear.  
Exposed stone fireplace(inglenook)with wood burner and brick hearth, timber door with glazed inserts to inner hallway, exposed beams, radiator, stairs to first floor

### **Inner Hallway**

Window to side, storage cupboard,wood flooring, radiator

### **Kitchen**

13' 9" x 10' 9" ( 4.19m x 3.28m )  
Dual aspect windows to the front and rear. The kitchen has a range of wall and base units with timber work surfaces over, ceramic one and a half bowl sink with mixer taps and drainer, induction hob with extractor hood, built in SMEG oven, dishwasher, exposed stone feature fireplace, radiator partially glazed door into the utility.

### **Utility**

UPVC door to rear. space and plumbing for washing machine, space for fridge/freezer and tumble dryer





### **Landing**

Window to front. Stairs from lower floor, storage cupboard, panel heater, stairs up to bedroom three

### **Bedroom One**

14' 4" x 10' 3" ( 4.37m x 3.12m )

Dual aspect windows to front and back, Built in storage cupboard, decorative fireplace with wood surround, radiator

### **Bedroom Two**

13' x 9' 6" ( 3.96m x 2.90m )

Window to rear with window seat. Two built in storage cupboards/wardrobes, radiator

### **Bedroom Three**

12' 5" Max x 8' ( 3.78m Max x 2.44m )

Window to side. Loft access, eaves, radiator

### **Bathroom**

Wash hand basin with vanity unit under, WC, bath with electric shower over, fully tiled walls with slate effect floor tiles, under floor heating

### **Rear Garden**

The garden is an oasis of tranquillity with lawns, well stocked borders and established shrubs and trees. At the far end of the garden is a terrace which provides a lovely seating area and has a summer house. In addition are two very useful garden sheds/workshop. Access is provided to the garden via the service lane to the side of the property.



### **Parking**

On street parking

### **Service**

Mains electric, water and drainage

Council Tax Band D

### **Agents Note**

Please note this is property is Grade II Listed and is situated in a Conservation area.

### **Location**

Witheridge is a thriving village situated approximately 11 miles from both the market towns of Tiverton and South Molton. Amenities include a public house, post office/store and a newsagent. There is also a primary school in the village and a bus service to neighbouring East Worlington Primary School, veterinary practice, health centre and parish church. Witheridge is also known as the gateway to the two moors being situated in equal distance from both Dartmoor and Exmoor. There is also a regular bus service which runs to Exeter and Barnstaple.

### **Office Hours**

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



**view this property online** [fox-and-sons.co.uk/Property/TVT104683](http://fox-and-sons.co.uk/Property/TVT104683)



welcome to

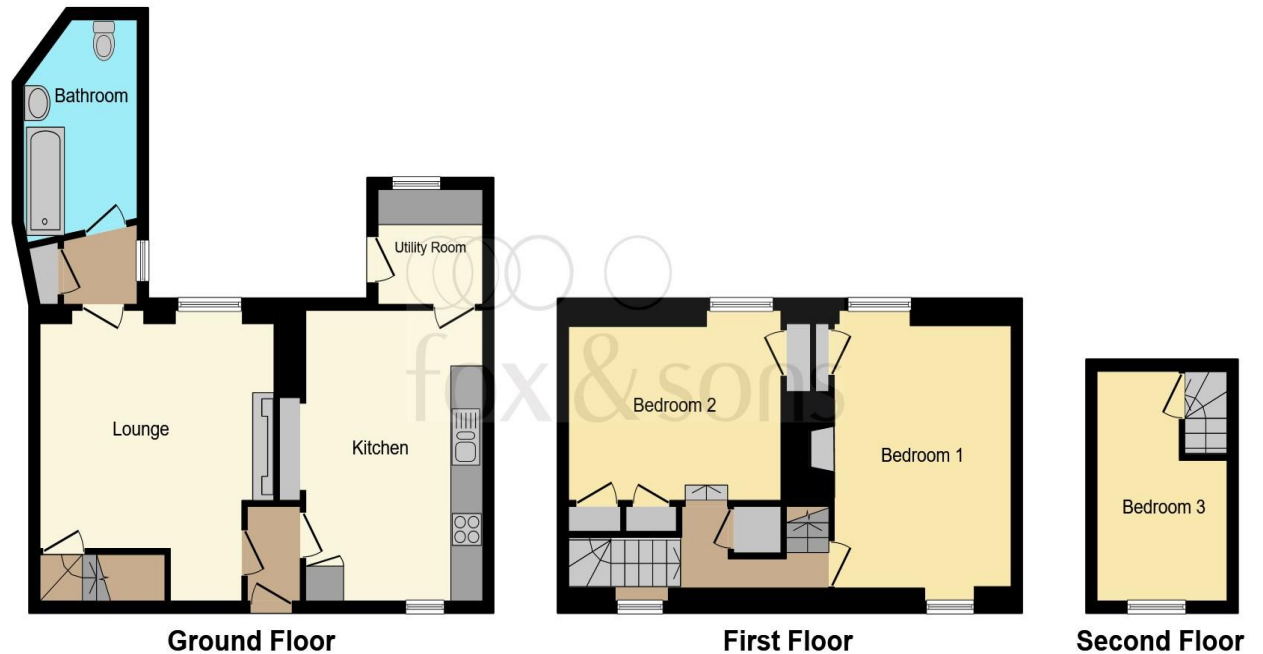
## Vine Cottage North Street, Witheridge

- Three Double bedrooms
- Country Kitchen/Diner
- Spacious Sitting Room with Wood Burner
- Traditional Features Throughout
- Oil Fired Central Heating

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: C

guide price

**£380,000**



Total floor area 106.7 sq.m. (1,148 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online [fox-and-sons.co.uk/Property/TVT104683](http://fox-and-sons.co.uk/Property/TVT104683)



Property Ref:  
TVT104683 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



**01884 256041**



[tiverton@fox-and-sons.co.uk](mailto:tiverton@fox-and-sons.co.uk)



36 Bampton Street, TIVERTON, Devon, EX16 6AH



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)