



Leigh Mill Cottage



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Loxbear, Tiverton, EX16 8DA

Tiverton 3 Miles | A361/ North Devon Link Road 3.6 Miles | M5/  
Tiverton Parkway 10 Miles

An attractive period cottage situated within a charming hidden valley just 3 miles from Tiverton, together with gardens, paddock and large versatile garage/ workshop outbuilding in all 1.44 acres.

- Attractive Period Cottage
- Four Bedrooms
- Gardens & Paddock
- In All 1.44 acres
- Council Tax Band E
- 1684 SqFt of Accommodation
- Separate Kitchen & Utility
- Large Garage/ Workshop
- Tiverton 3 Miles
- Freehold

## Guide Price £600,000

### SITUATION

The property lies along a No Through Road within a valley setting with access to two public footpaths, just three miles from Tiverton. Excellent access can be gained to the town and wider amenities. The North Devon Link Road (A361) is 3.6 miles, with the M5 J27 and Tiverton Parkway station 10 miles. The cathedral city of Exeter is 17 Miles to the south. The property is also ideally placed for access to Devon's major attractions, both north and south coasts as well as Exmoor National Park.

### DESCRIPTION

The property comprises of a period four-bedroom cottage with surrounding gardens. Across the lane is a large versatile outbuilding with potential for many different uses, as well as a pasture paddock. In all the property extends to 1.44 acres. Tucked away within a valley setting with views to the surrounding countryside, the property provides the perfect hideaway for an idyllic country lifestyle but still being close to wider amenities.



## ACCOMMODATION

The accommodation comprises a front door leading into the kitchen/ dining room with oil fired Rayburn. Adjoining is the food preparation area with fitted cupboards and work surfaces, integral cooker and hob. Beyond the kitchen is an open-plan sitting room and lounge providing a large versatile dual aspect room with patio doors to the front and open fireplace. On the first floor are four bedrooms and family bathroom.

## OUTSIDE

Surrounding the cottage are well-managed gardens providing patio & pathway space to the front with a large area to the side currently providing kitchen garden leading to a lawn. Around the rear are two terraces with trees and shrubs and a further seating area with views up the valley.

Across the lane is a parking area and drive into the garage/ workshop building and paddock. Initially the drive opens into a large turning and parking area with the drive continuing past the buildings and to the paddock. The garage/ workshop comprises of two main areas, the second with loft storage and staircase. There is also a large lean-to running the full length of the left side. Beyond this is a carport/ store and further enclosed storage.

Beyond this the paddock is enclosed by hedging and fencing with a stream on one side. In all the whole property extends to 1.44acres.

## SERVICES

Mains electricity and water. Private drainage via septic tank. Oil-Fired Central Heating.

Ofcom predicted broadband services – Standard & Ultrafast broadband available.

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

Local Authority: Mid Devon Council.

## VIEWINGS

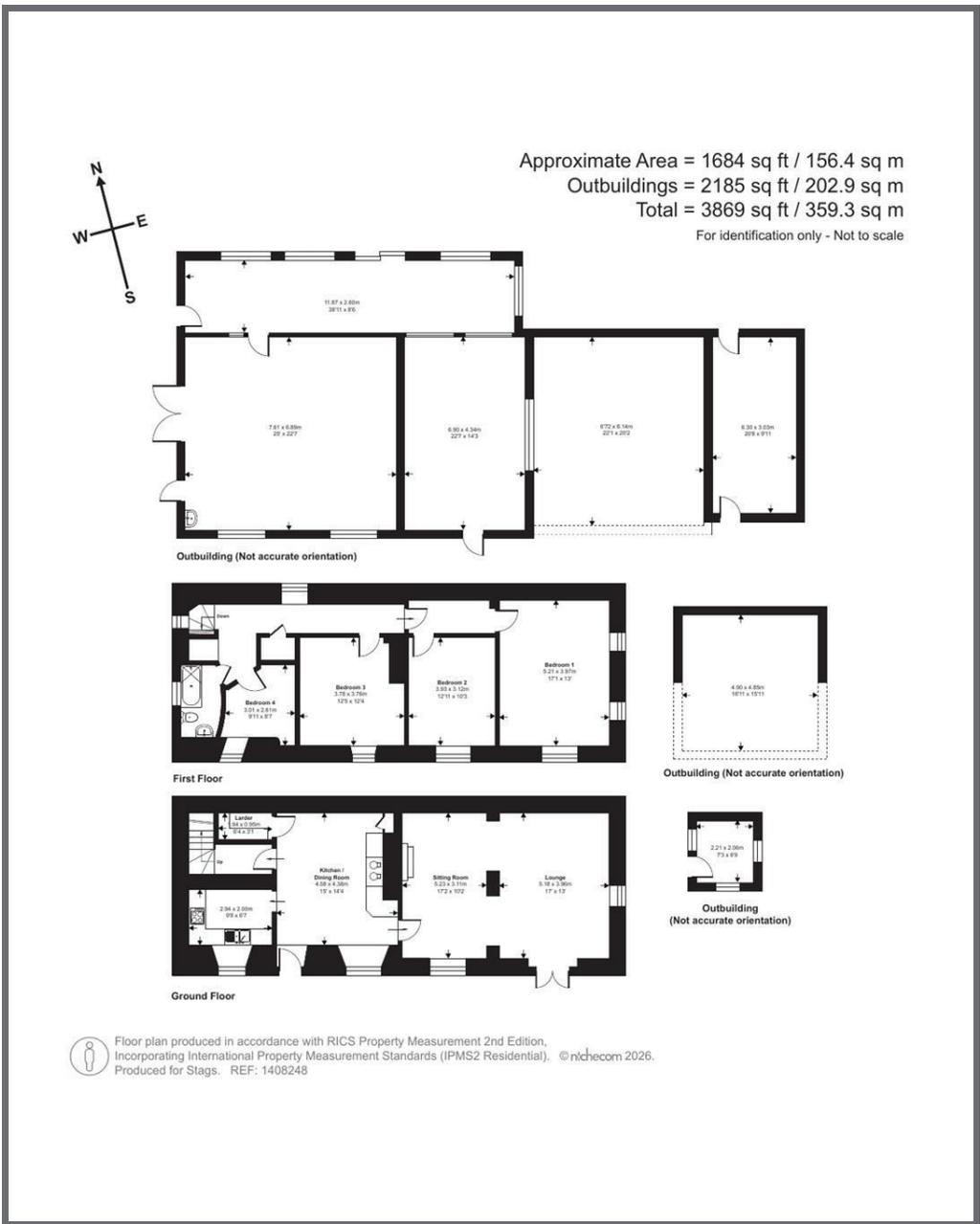
Strictly through the agents Stags Tiverton.

## DIRECTIONS

Proceed north-west, out of Tiverton, on Rackenford Road signposted Calverleigh and Loxbeare. Once through Calverleigh, continue for a further 0.5 miles, passing the entrance to Jansen UK, after which bear left on to a 'No Through Road'. Leigh Mill Cottage can be found first on the right, with parking directly opposite, next to the entrance to the workshop/garage and paddock.



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		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		31	76
EU Directive 2002/91/EC			

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