



1 Barns Close

Cove, Tiverton

Charming 3-bed country cottage in idyllic Devon setting with gardens, outbuildings, rural views, solar panels, and off-road parking. Blend of period features and modern comfort.

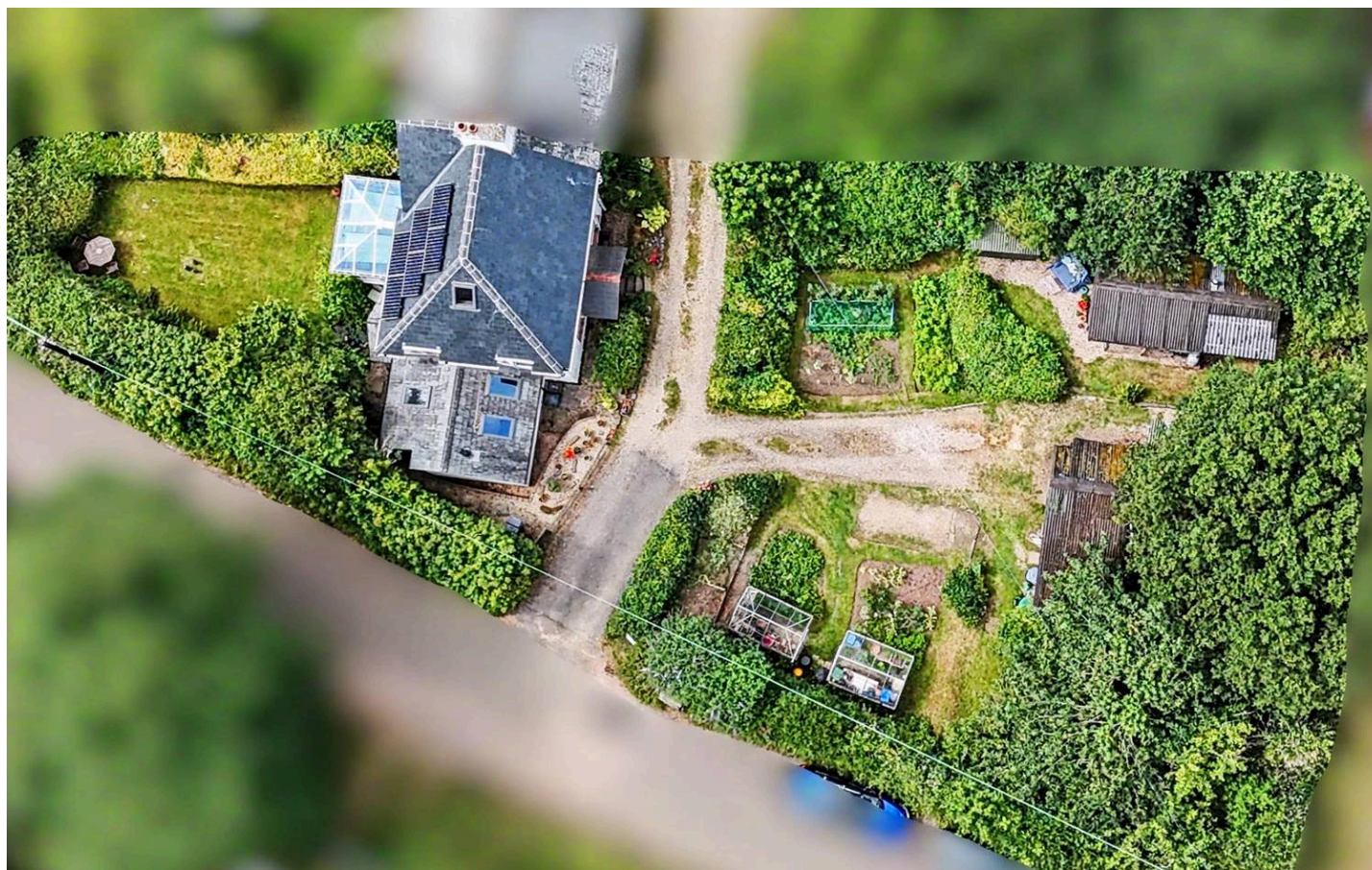
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Charming three-bedroom detached country cottage with an abundance of original character.
- Stunning far-reaching countryside and valley views from both the property and gardens.
- Cosy accommodation featuring three wood-burning stoves, including an impressive inglenook fireplace.
- Beautifully landscaped gardens with productive vegetable plots, greenhouse and wildlife pond.
- Versatile summer house with wood-burning stove and electric heating, ideal as a home office, studio or hobby room.
- Spacious garden room extension filled with natural light and opening onto the rear garden.
- Off-road parking for two to three vehicles accessed via a shared private lane.
- Peaceful village location with a regular bus service, active village hall and easy access to the thriving market town of Bampton.
- Mains water and electricity, with a shared private drainage system replaced in 2022.



Occupying a truly idyllic position surrounded by rolling Devon countryside, this delightful three-bedroom country cottage offers an exceptional opportunity to enjoy a slower pace of life in one of the area's most picturesque settings. Rich in character and complemented by thoughtfully designed gardens, versatile outbuildings and breathtaking rural views, the property effortlessly combines period charm with modern comfort.

From the moment you step inside, the cottage immediately welcomes you with its warmth and character. The charming kitchen is fitted with a range of traditional units offering ample storage and workspace, together with a useful pantry. Natural light pours in through windows to the front aspect, while the stable door perfectly complements the cottage's timeless appeal.

Also accessed from the kitchen is a useful pantry and a ground floor cloakroom fitted with a WC and wash hand basin.

The kitchen flows into a delightful lounge/dining room, creating a wonderful space for family meals and entertaining. The centrepiece of the room is the impressive inglenook fireplace, complete with a wood-burning stove set upon a slate hearth beneath a substantial timber mantel, creating a cosy atmosphere throughout the seasons. Sliding patio doors lead seamlessly into the conservatory, where uninterrupted views across the rear garden provide a peaceful place to sit with a morning coffee or simply enjoy the changing colours of the countryside.

The conservatory enjoys a dual aspect and opens directly onto the enclosed rear garden, allowing indoor and outdoor living to blend effortlessly during the warmer months.

The inner hallway leads to the original front porch along with a staircase rising to the first floor.

Designed by the current owners to complement the original cottage, the beautiful snug/garden room is flooded with natural light through double doors, feature circular and Velux windows. A striking wood-burning stove, set beneath the exposed chimney flue, creates an inviting focal point and provides warmth throughout both this room and the first floor above. Whether used as a cosy sitting room, reading retreat or entertaining space, it offers superb versatility while making the very most of the surrounding countryside.

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Bedroom One, currently arranged as a craft room, enjoys magnificent far-reaching



Upstairs, the first-floor landing leads to three bedrooms, each enjoying their own individual charm.

Bedroom One, currently arranged as a craft room, enjoys magnificent far-reaching views across the valley and features a charming wood-burning stove set within an attractive brick fireplace. A door leads through to the family bathroom, which comprises a white suite including a panelled bath with electric shower over, WC, pedestal wash hand basin and heated towel rail. Buyers may wish to explore the possibility of reconfiguring the layout to create independent access directly from the landing, subject to any necessary works.

Bedroom Two is a generous double bedroom with a wardrobe, while Bedroom Three enjoys delightful countryside views and benefits from useful over-stairs storage.

Outside

Approached via a shared private lane serving only four homes, the cottage enjoys attractive gardens that perfectly reflect its peaceful rural setting.

To the front, the cottage is framed by a low-maintenance garden, while opposite side of the lane lies a generous garden area also providing off-road parking for two/three cars. The current owners have lovingly cultivated productive vegetable beds, fruit-growing areas and two greenhouses, embracing a traditional country lifestyle where fresh produce can be enjoyed throughout the year.

A workshop and charming summer house further enhance the property's versatility. Complete with a wood-burning stove and electric heating, the summer house provides an ideal studio, home office, hobby room or quiet retreat in every season.

The gardens reveal a number of secluded seating areas, each perfectly positioned to enjoy the sunshine, birdsong and uninterrupted countryside views, creating hidden corners to relax with a book or entertain family and friends.

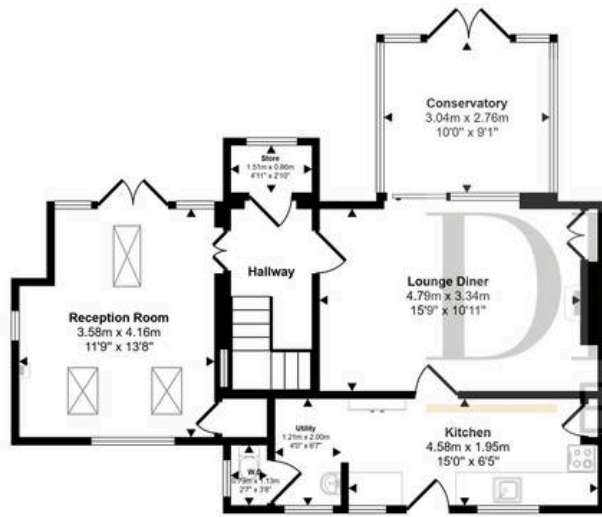
The enclosed rear garden is predominantly laid to lawn and bordered by mature hedging, with a wildlife pond adding further charm to this tranquil setting. The far-reaching views across the surrounding valley are simply outstanding and provide an ever-changing backdrop throughout the year.

This wonderful cottage offers more than just a beautiful home. It provides a lifestyle centred around nature, community and the enjoyment of the Devon countryside.

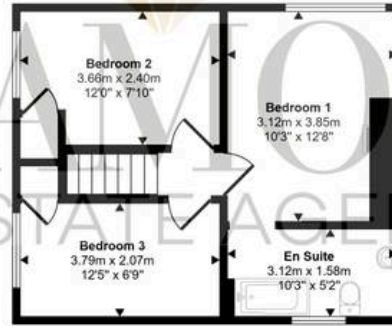




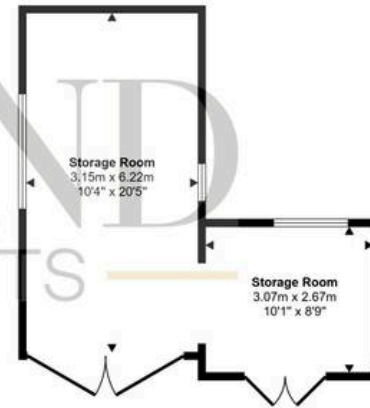
Approx Gross Internal Area
140 sq m / 1512 sq ft



Ground Floor
Approx 64 sq m / 685 sq ft



First Floor
Approx 39 sq m / 419 sq ft



Storage Room
Approx 28 sq m / 303 sq ft



Garden Room
Approx 10 sq m / 105 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Notes

The property benefits from mains water and electricity, together with a shared private drainage system which was replaced in 2022. It is also equipped with solar photovoltaic panels, providing an energy-efficient addition to the home. The current owners receive an attractive Feed-in Tariff (FIT), generating an ongoing income while helping to offset electricity costs, making the property both environmentally friendly and economical to run. Further details of the tariff payments are available upon request.

Find the property using What3Words app [///melon.unfair.erupt](https://www.what3words.com////melon.unfair.erupt)

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

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PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.



Agents notes

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service.

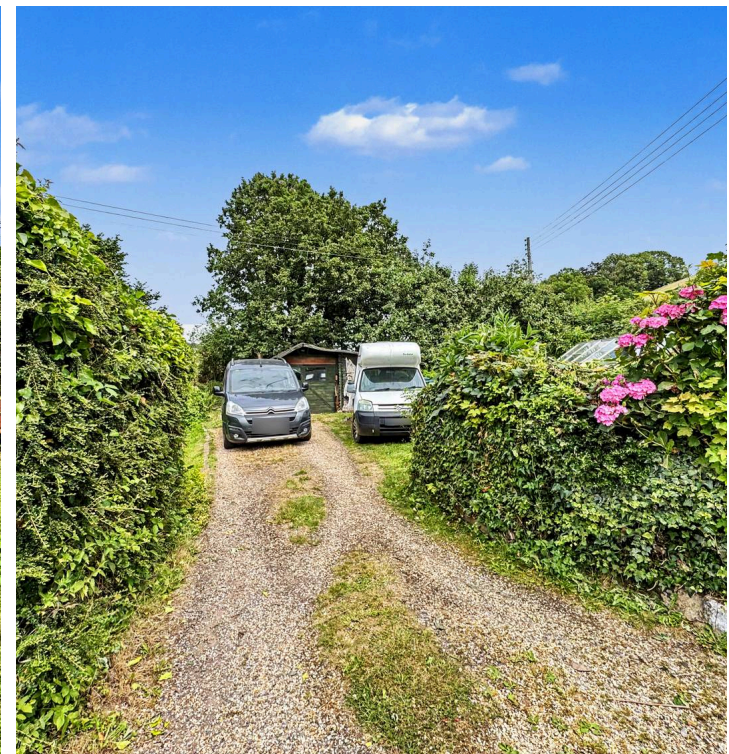
Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

We also refer buyers and sellers to THE MORTGAGE QUARTER Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

The private access lane and drainage system are shared with the three neighbouring properties.





Diamond Estate Agents

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