



Mitre Cottage



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Witheridge, Tiverton, Devon, EX16 8AE

South Molton 10.5 Miles | Tiverton 11 Miles | M5(J27)/ Tiverton Parkway Station 19.5 Miles

A charming two bed character cottage that has been fully renovated whilst maintaining beautiful features throughout, to include a secluded walled garden and off road parking in a popular village in North Devon.

- Country Cottage
- Grade II Listed
- Excellent Transport Links
- Private Walled Garden
- Council Tax Band C
- Two bedrooms & Two Bathrooms
- Village Location with Amenities
- Character Features Throughout
- Off Street Parking
- Freehold

Guide Price £350,000

DESCRIPTION

Mitre Cottage is a charming and sympathetically renovated period cottage situated in the heart of the popular village of Witheridge. Retaining a wealth of character features, including original beams, stone flooring and an impressive inglenook fireplace, the property offers spacious and versatile accommodation comprising a welcoming kitchen/dining room, a characterful sitting room, utility/WC, two bedrooms, an en-suite and family bathroom.

Outside, the property enjoys attractive enclosed gardens with a summerhouse, raised flowerbeds, useful sheds and a barbecue area, together with level off-road parking accessed via electronic gates. Witheridge offers an excellent range of local amenities and a thriving community, while Tiverton and South Molton are both approximately 10 miles away.

SERVICES

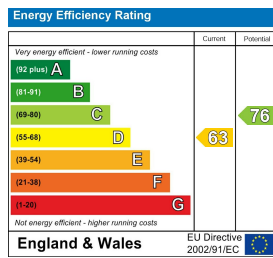
Mains Electricity, Water and Drainage. Oil Fired Heating.
Ofcom predicted broadband services – Standard & Superfast Available.
Ofcom predicted mobile coverage for voice and data: External - Three, O2 & Vodafone, EE (variable). Internal: Three, O2 & Vodafone (variable).
Local Authority: North Devon District Council.

DIRECTIONS

What3Words: ///outbid.staple.promoting
Google Drop Pin: <https://maps.app.goo.gl/Qq2vj53mEyPCwcP17>







Approximate Area = 1353 sq ft / 125.6 sq m
 Outbuildings = 106 sq ft / 9.8 sq m
 Total = 1459 sq ft / 135.4 sq m

For identification only - Not to scale

Workshop
 3.96 x 1.42m
 13' x 4'8"

Shed
 1.98 x 0.99m
 6'6" x 3'3"

Summer House
 1.88 x 1.88m
 6'2" x 6'2"

First Floor

Bedroom 1
 3.76 x 2.77m
 12'4" x 9'1"

Bedroom 2
 3.12 x 2.77m
 10'3" x 9'1"

Ground Floor

Sitting Room
 6.93 x 4.39m
 22'9" x 14'5"

Kitchen / Breakfast Room
 6.73 x 3.00m
 22'1" x 9'10"

Boiler Room

Up

Down

Outbuilding 1

Outbuilding 2

Outbuilding 3

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Stags. REF: 1039836