



Pear Tree House



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Cove, Tiverton, Devon, EX16 7RX

Bampton 3 miles | Tiverton 5 miles | M5 (J27) 11 miles | Exeter Airport 27 miles

A beautifully presented four-bedroom home with over 2100 SqFt of accommodation, with spectacular views, within this highly convenient location.

- Four Spacious Bedrooms
- 2142 SqFt of Accommodation
- Main Bedroom, Dressing Room and En Suite
- Generously Sized Plot
- Council Tax Band F
- Two Bathrooms
- Outstanding Views
- Detached Double Garage and Ample Parking
- Conveniently Located
- Freehold

Guide Price £575,000

DESCRIPTION

2 The Paddocks is an immaculately presented four-bedroom home with over 2100sqft of accommodation all orientated to make the most of the glorious views, situated in a highly convenient location within Cove, just 5 miles from Tiverton and 3 miles from Bampton.

The property features a large kitchen/ breakfast room with separate utility and w/c, the living room runs the length of the property, a light space with a log burner and access to the rear garden. Upstairs the main bedroom is served by an en suite and dressing room.

Outstanding views can be enjoyed from both the property and its gardens. The drive and parking area provide space for several vehicles and could also accommodate a caravan or motorhome in front of the double garage.

SERVICES

Mains electricity and water. Private drainage via sewage treatment plant. Oil Fired Central Heating.

Ofcom predicted broadband services - Standard available.

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

Local Authority: Mid Devon District Council.

DIRECTIONS

From Tiverton, proceed north on the A396 towards Bolham/ Bampton. After approximately 4 miles you will reach the village of Cove, take the first right onto Cove Hill signposted to the Village Hall & Huntsham. Continue for approximately ¾ of a mile, following the road around a bend where the property will be found on the left-hand side.



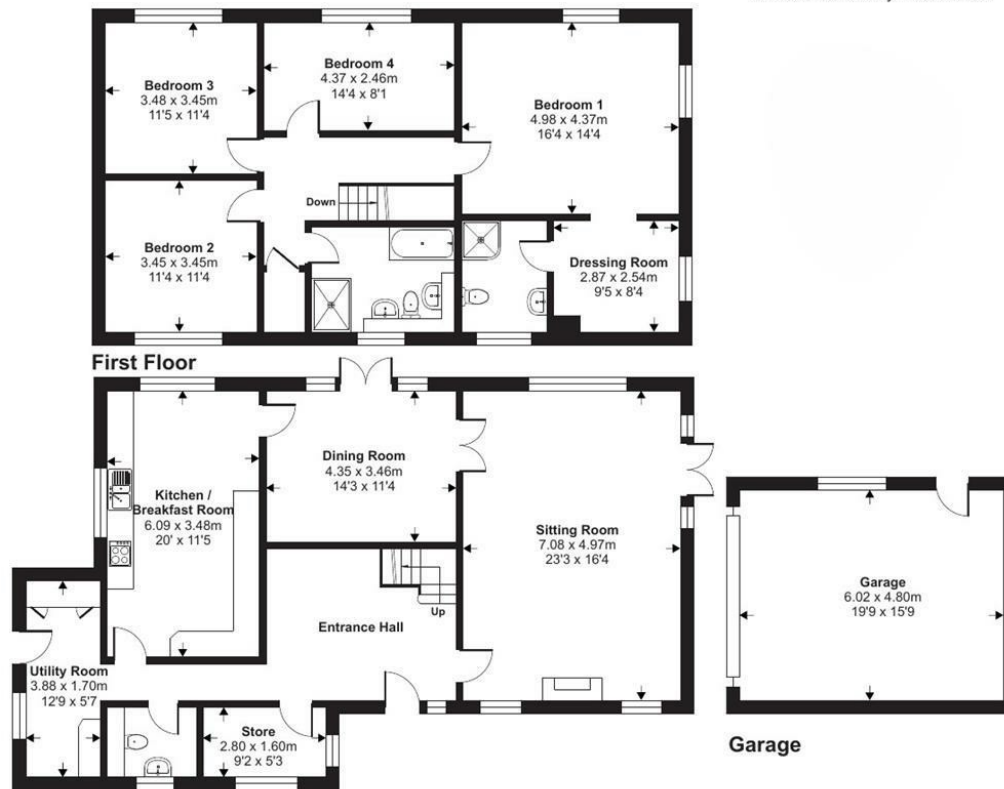


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



Approximate Area = 2191 sq ft / 203.5 sq m
 Garage = 313 sq ft / 29 sq m
 Total = 2504 sq ft / 232.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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