



## Little Pickwicks, West Town, EX5 5BR

Guide Price £350,000

## Little Pickwicks

### West Town, Newton St Cyres

- Grade II listed thatched cottage in sought after village
- Idyllic position beside a brook on quiet country lane
- Opportunity to update and add value
- Three bedroom (with ensuite) character home full of charm
- Two reception rooms plus kitchen/dining room
- Tiered cottage gardens with access from two levels
- Substantial timber outbuilding with potential uses
- Garage and off-road parking
- Excellent links to Crediton and Exeter by road and rail
- Walking distance to village pubs

Newton St Cyres has long been one of the most sought after villages between Crediton and Exeter, and it's easy to see why. With regular rail and bus links to both towns, it offers the balance of village life and convenience perfectly. There's a real sense of community too, helped by the village amenities which include Belluno Italian restaurant and bar, the locally renowned Beer Engine pub, sports clubs and the beautiful arboretum, a wonderful place to walk throughout the year.

Little Pickwicks is found within West Town, a quiet country lane tucked away just off the centre of the village, running alongside a small brook. It's a lovely setting and exactly the sort of location many buyers picture when thinking of a Devon cottage.





The house itself is Grade II listed, built of traditional cob beneath a thatched roof, and has clearly been enjoyed as a home for many years. While it would now benefit from some updating, the fundamentals are all there and it offers an exciting opportunity for a new owner to gradually make it their own. Inside, there's plenty of character throughout with two reception rooms on the ground floor, both enjoying the charm expected from a cottage of this age and type. Along the rear is the kitchen/dining room which overlooks the garden and offers good everyday living space.

Upstairs are three bedrooms including the master with ensuite and plenty of built-in storage, along with the family bathroom.

Outside, the gardens rise behind the cottage in tiers, creating different seating and planting areas with access from both floors of the property. A particularly useful addition is the substantial open timber store which could lend itself to a range of hobbies or potentially work from home space, subject to any necessary permissions or alterations.

Another major advantage is the garage and off-road parking to the side, something increasingly valuable in village locations such as this.

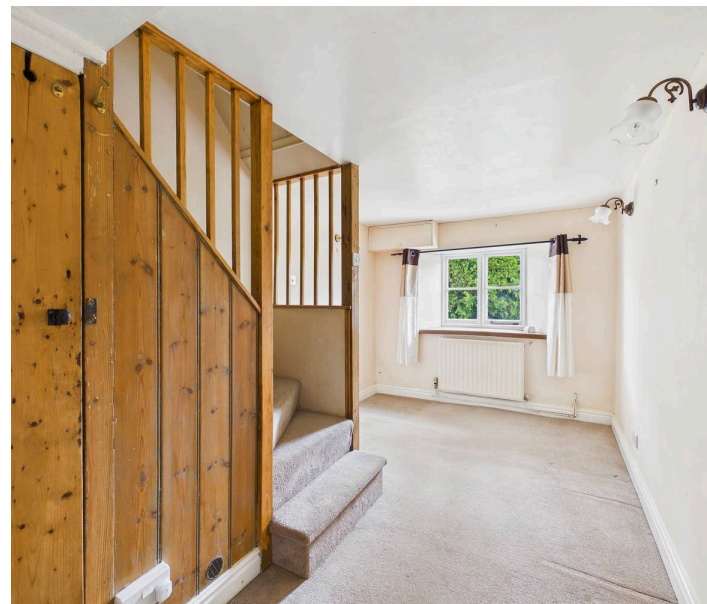
Overall, this is a rare chance to secure a genuine Devon cottage in one of the area's standout villages, offering huge potential in a truly lovely setting.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast Enabled



Drainage: Mains drainage

Heating: Mains gas central heating

Listed: Yes Grade II

Conservation Area: Yes

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

**Agents' Notes:**

**Boundaries, Access & Parking:**

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

**Broadband & Mobile Coverage:**

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

**Digital Photo Enhancement/Virtual Staging:**

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.



**Flood Risk:**

We're informed by the seller that the property **has not to the best of their knowledge** experienced flooding from the brook. Buyers should check the Environment Agency's online flood-risk maps (or Natural Resources Wales equivalent) and confirm insurability with their conveyancer.

**Private Water Supply:**

We're informed by the seller that the property has a private water supply [state source if known – e.g. borehole / spring]. Buyers should confirm maintenance, testing arrangements and water quality with their conveyancer.

**Heating Type (Non-Mains):**

We're informed by the seller that the property is heated via [state system]. Buyers should confirm servicing arrangements and running costs.

**Thatch / Cob Construction:**

We're informed by the seller that the property includes cob walls and/or a thatched roof. Such construction may have specific maintenance and insurance requirements, and buyers should make their own enquiries before purchase.

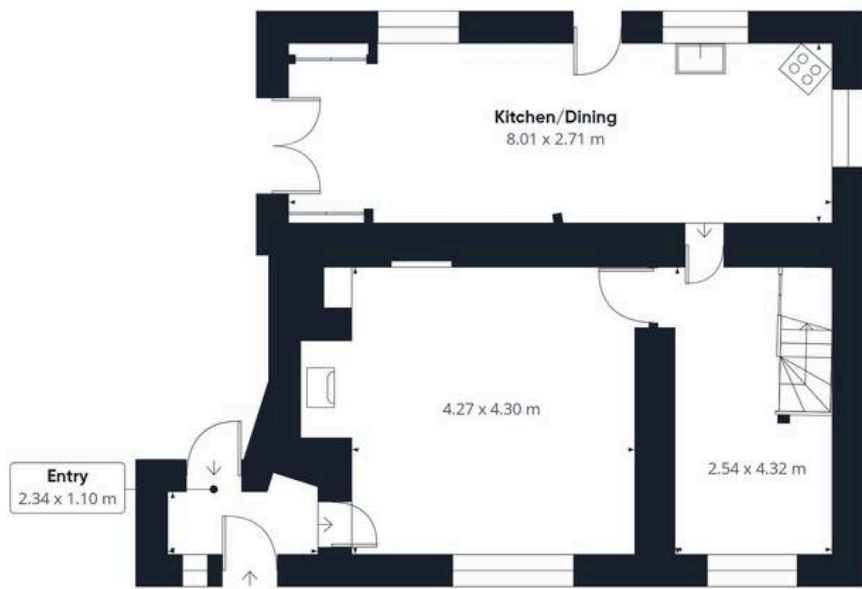
**Chain Status / Vacant Property:**

We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

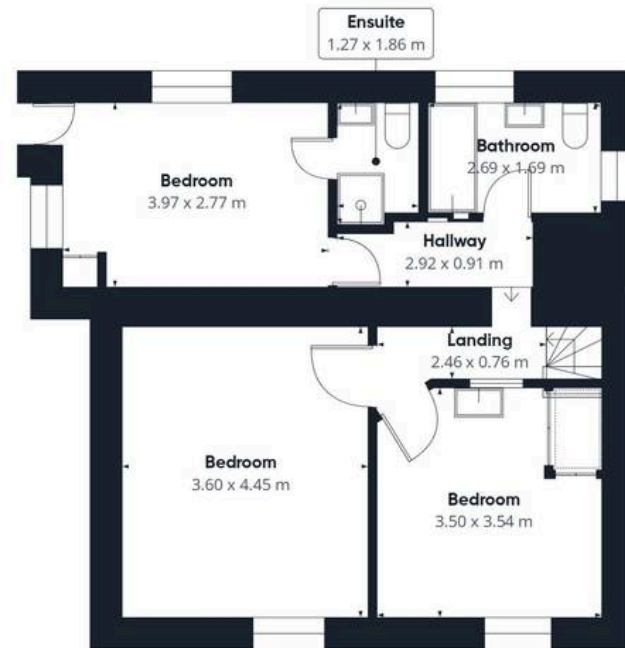
**DIRECTIONS** : Use EX5 5BR or the what3words is [///blanks.magnum.tightrope](https://www.what3words.com/blanksmagnumtightrope)

Entering Newton St Cyres from Crediton, pass the left turn to Sweetham/The Beer Engine and take the next right into West Town Road and follow the road for approx. 500m, the property will be found on your right.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
120.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.