Guide Price £550,000

seddons









The Wolery Templeton, Tiverton, EX16 8BL

- Detached Grade II Listed thatched cottage
- Four bedrooms and three bathrooms
- Large kitchen/dining room and utility room
- Summerhouse, garage and useful outbuildings
- Exceptionally well-presented throughout
- Extensively improved and refurbished in recent years
- Generous sitting room with inglenook fireplace
- South-facing gardens with countryside views
- 2 driveways and ample parking
- No Onward Chain

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

The Wolery Templeton, Tiverton EX16 8BL

A detached Grade II Listed thatched cottage offering four bedrooms, three bathrooms, generous living accommodation, garage, ample parking and south-facing gardens with countryside views, situated in the popular village of Templeton close to Tiverton.

4 3 1 D Council Tax Band: F







The Wolery is a detached Grade II Listed thatched cottage situated in the heart of Templeton, approximately five miles from Tiverton.

Believed to date back to the 17th Century, the property offers all the character expected of a period Devon home, including exposed beams, brick and flagstone floors, and impressive inglenook fireplaces. Whilst rich in history and original features, the property has also benefited from extensive improvement and refurbishment works in recent years. The Wolery therefore offers the increasingly rare opportunity to acquire a listed home where much of the hard work has already been completed, allowing the next owners to simply move in and enjoy both the property and its surroundings.

A stone-built storm porch opens into the entrance hall, where a beautifully worn brick floor provides an immediate reminder of the property's long history. Shaped by centuries of daily use, it is a feature that cannot be replicated and creates a wonderfully welcoming first impression upon entering the house.

The sitting room is a particularly generous reception space, centred around a substantial inglenook fireplace and benefiting from windows to three aspects, allowing plenty of natural light throughout the day. Whilst retaining the character and focal point of the original fireplace, it is fitted with an electric fire, allowing owners to enjoy the ambience of the room without the maintenance requirements often associated with solid fuel appliances.

The kitchen/dining room forms the heart of the house and provides ample space for both family life and entertaining. The kitchen is fitted with a range of units incorporating solid wood worktops, together with a central island and space for a range-style cooker and further appliances. The dining area comfortably accommodates a large table and chairs, features a second inglenook fireplace and enjoys French doors opening onto the garden.

Leading from the kitchen is a useful utility room with additional storage, sink unit and space for laundry appliances, together with an external door to the garden. A ground floor shower room is located off the dining area.

On the first floor are four bedrooms and the family bathroom. The principal bedroom benefits from an en-suite shower room, whilst the remaining bedrooms provide flexible accommodation suitable for family use, guest accommodation or home working. The family bathroom is particularly well appointed, incorporating both a freestanding bath and seperate shower.

Outside, the property benefits from two separate driveways providing ample off-road parking together with access to the garage.

The gardens surround the house and offer an attractive combination of lawn, established planting and seating areas. To the rear, the south-facing garden enjoys a pleasant outlook across the surrounding countryside and provides a good degree of privacy. Additional features include a summerhouse with power connected, a large deck and sunken hot tub, a useful garden storage, a pond and plenty of space for families, gardening or simply enjoying the setting.

Whilst purchasers should always budget for the ongoing maintenance associated with a period thatched property, the vendors have invested significantly in the house during their ownership and it is presented in excellent order. Quotations for future thatch maintenance have been obtained and are available for inspection by interested parties.

The Wolery represents a rare opportunity to acquire a substantial detached period home that successfully combines character, practicality and space, in a popular village setting surrounded by some of Mid Devon's finest countryside.

Templeton remains one of those villages that offers a genuine sense of community whilst retaining excellent accessibility. Surrounded by unspoilt Devon countryside, yet only a short drive from Tiverton, it provides an ideal balance between rural living and everyday convenience.

Tiverton, approximately five miles away, offers an extensive range of amenities including supermarkets, independent shops, cafés, restaurants, leisure facilities and schooling, together with excellent transport connections. The North Devon Link Road provides convenient access to the M5 at Junction 27, whilst Tiverton Parkway Railway Station offers regular direct services to Exeter, Bristol, London Paddington and beyond.

Whether commuting, enjoying the nearby countryside, or simply seeking a village environment in which to put down roots, The Wolery is perfectly placed to enjoy everything Mid Devon has to offer.

Tenure:
Freehold

Services:
Mains electricity and water. Private drainage. Oil-fired boiler, serving heating and hot water.

Council Tax:
Band F

Local Authority:
Mid Devon District Council 01884 255255

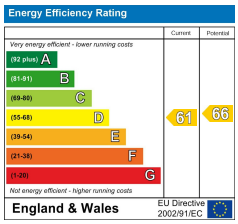
Directions

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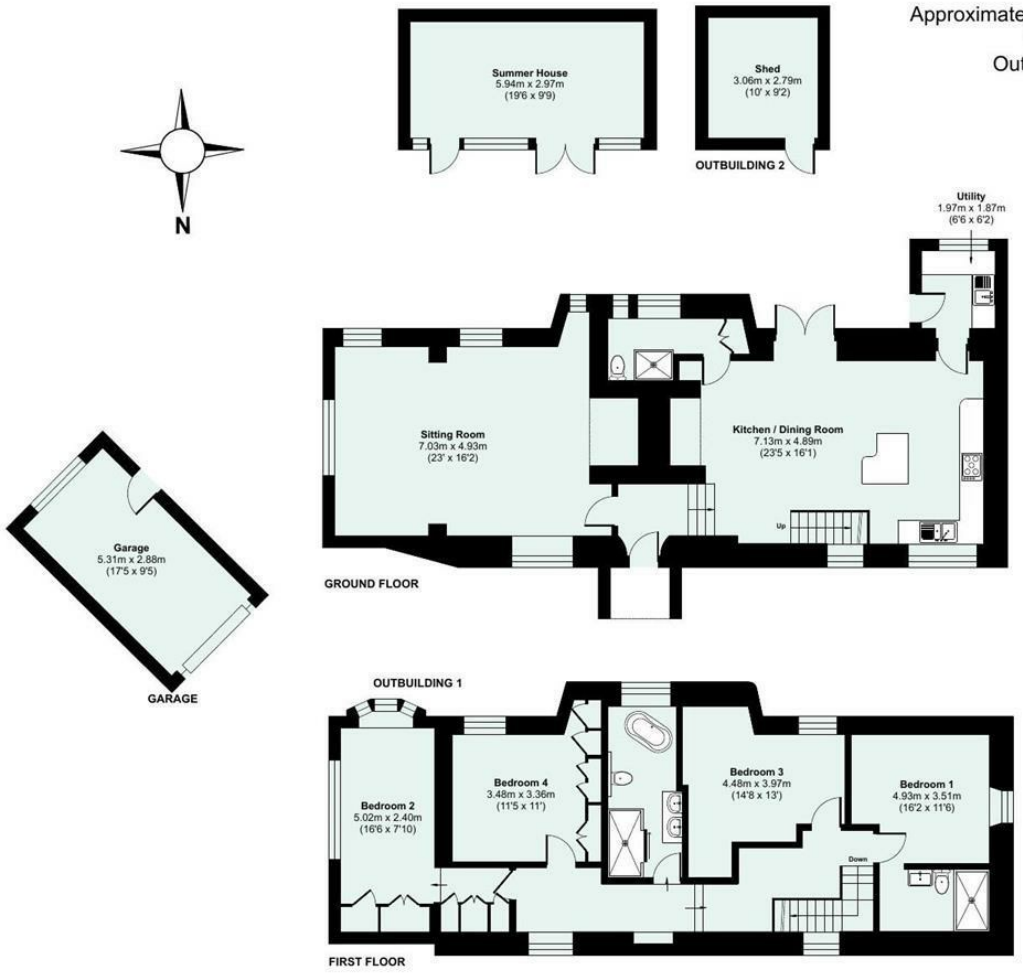
Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

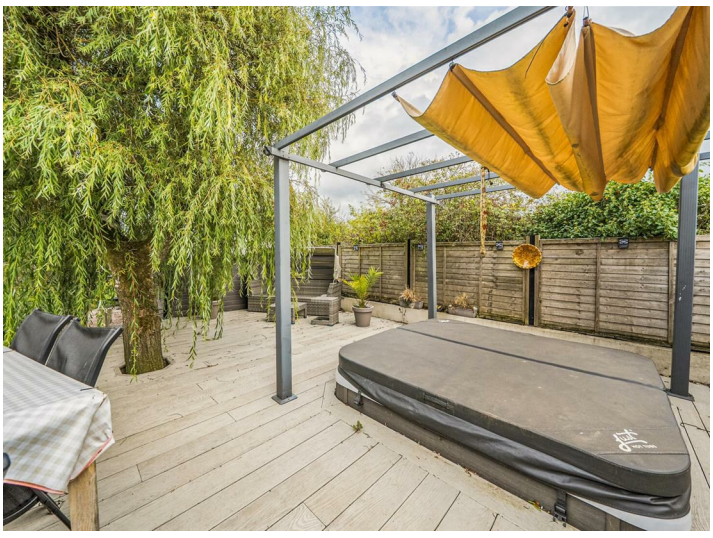
EPC Rating:



Approximate Area = 1867 sq ft / 173.6 sq m
Garage = 165 sq ft / 15.3 sq m
Outbuilding = 282 sq ft / 26.1 sq m
Total = 2316 sq ft / 215 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1512110





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