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2 Staple Gate Cottage Uplowman, Tiverton, Devon, EX16 7LX

- 3.5 acres of drained level pasture
- Character cottage - Grade II listed
- 3 bedrooms
- Uffculme school catchment area
- Large steel frame barn; separate stable block
- Sitting room with large inglenook
- Large bathroom
- Peaceful rural setting
- Kitchen served by utility room
- Excellent access to road and rail links

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Guide Price £550,000

This is an idyllic grade two listed three bedroom thatched cottage just off a sleepy rural Devon lane with the advantage of three acres of well-drained pasture, a stable block, and a versatile high-clearance steel-framed barn with independent services. Exceptional lifestyle appeal.

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Council Tax Band: C





Occupying an extraordinarily peaceful position along an undisturbed Mid Devon country lane, 2 Staplegate offers a rare and versatile country lifestyle package. The setting is one of idyllic quietude, where traffic is virtually non-existent—the kind of sleepy rural lane where farm dogs doze in the sunshine and passing moments belong only to horse riders, cyclists, or the occasional rambler. While the Grade II listed semi-detached thatched cottage provides plenty of warmth and period charm, the crowning glory of this home is the exceptional land and outbuilding infrastructure situated directly across the lane.

Extending to approximately three and a half acres, the land presents a manicured, parkland-like atmosphere interspersed with majestic mature oaks in surrounding fields. Having been meticulously maintained and regularly mown rather than grazed in recent years, it reads as a seamless extension to the domestic grounds. Crucially, the owners have invested in comprehensive perimeter land drainage, ensuring firm, dry, and exceptionally sound footing throughout the seasons.

The facilities here are second to none for equestrian enthusiasts, smallholders, or those seeking serious workshop and storage space. A well-constructed timber stable block provides two loose boxes and a tack room alongside a covered bay for a ride-on mower, compact tractor, or dry hay storage. Immediately adjacent, fronted by a generous concrete apron, stands a substantial modern steel-framed barn built on solid footings. With high ceiling clearance and tall access doors originally designed for commercial livestock transport, it easily accommodates horse boxes, machinery, or multiple vehicles. Furthermore, it is fully serviced with a water connection, power supply, and a dedicated septic tank system installed for vehicle washdown containment. This may present any incoming buyer with considerable versatility or scope for future alternative uses (subject to the necessary consents).

Back across the lane, private parking accommodates four vehicles, with a gated side courtyard leading into the cottage. Inside, the property combines traditional character with practical later additions. An entrance lobby and secondary store with power and plumbing provide ideal boot-room facilities, complete with an adjoining gardener's cloakroom/WC. The main kitchen, positioned within the rear extension, enjoys higher ceilings than typical for a home of this era and is complemented by a separate utility room. From the inner hallway, which includes a dedicated study area and stairs to the first floor, a step down leads into the sitting room—a characterful reception room featuring exposed ceiling timbers and an imposing inglenook fireplace, well-heated via the oil-fired central heating system.

Upstairs, the cottage feels surprisingly light and airy. The three bedrooms feature gentle eaves slopes, with the third currently arranged as a dedicated dressing room with freestanding wardrobes, all served by a well-proportioned family bathroom equipped with both a full bath and a separate shower enclosure.

A truly unique holding offering peace, pasture, and outstanding potential in equal measure.

Services:
Mains electricity. Oil-fired boiler. Private water and drainage.

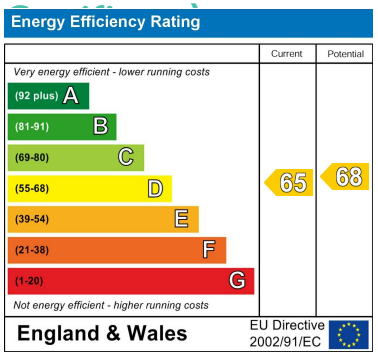
Directions

From Junction 27 of the M5, take the North Devon Link Road A361 towards Tiverton. After less than a mile, take the first exit, bear left, and head through the village of Sampford Peverell. At the far end of the village, turn right at the top of the hill. Take the next left, and once in the centre of Uplowman, head straight on at the crossroads, with The Redwoods Inn to your right. Follow this road for just over half a mile, turning left at East Mere Cross. Just three-quarters of a mile to go, and the cottage will be seen on your right. What3Words - ///smirks.volcano.encoding

Viewings

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

EPC (Energy Performance










Love
much.





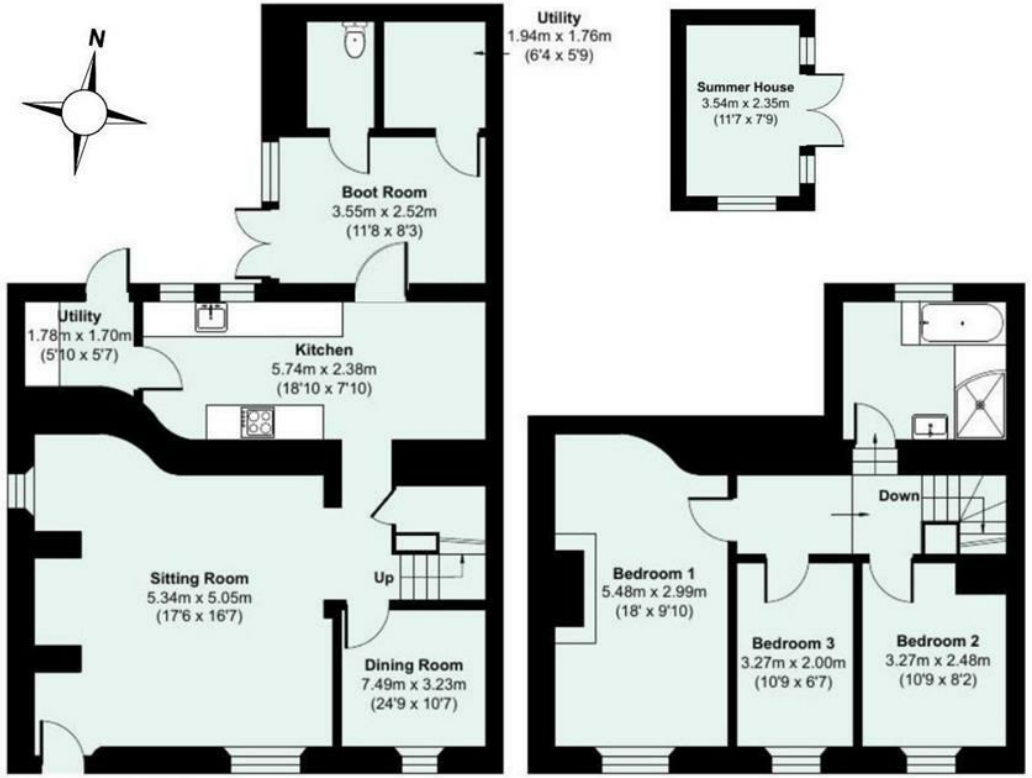


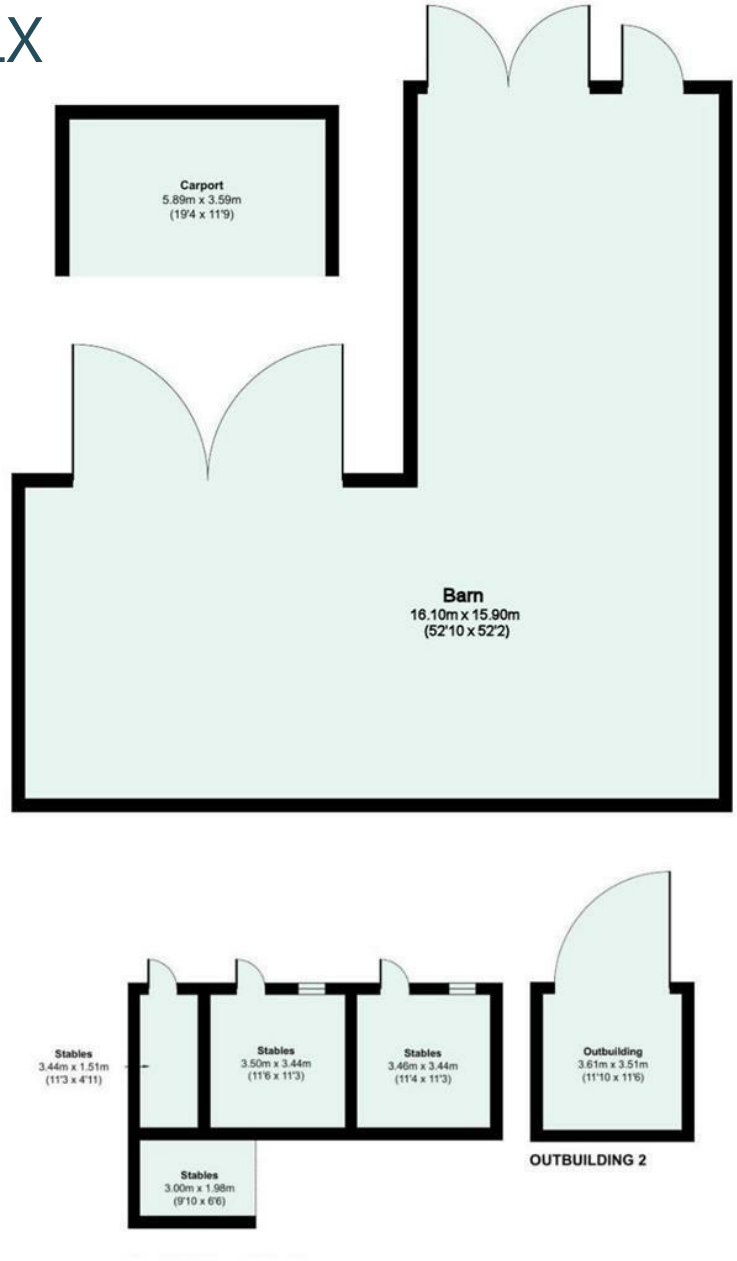






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Approximate Area = 1144 sq ft / 106.2 sq m (exclude carport)
Outbuilding = 2653 sq ft / 246.4 sq m
Total = 3797 sq ft / 352.6 sq m
For identification only - Not to scale

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: 1528823

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