



Ivy Cottage



Ivy Cottage

Bickleigh, Tiverton, EX16 8RH

Tiverton 3.5 Miles | Exeter 10 Miles | M5 (J27) & Tiverton Parkway Station 10 Miles

A beautifully presented detached three-bedroom thatched cottage tucked away on the edge of the popular village of Bickleigh, with outstanding unobstructed views of the Devon countryside.

- Detached Thatched Cottage
- Grade II Listed
- Outstanding Views
- Ample Driveway Parking and Garage
- Council Tax Band F
- Three Double Bedrooms
- Immaculately Presented
- Large Mature Plot
- Superb Countryside Location
- Freehold

Guide Price £475,000

DESCRIPTION

Ivy Cottage is a stunning detached Grade II listed thatched cottage brimming with character consisting of three double bedrooms, served by both a family bathroom and additional shower room. Downstairs is a superb entrance hall with w/c leading into a large sitting room with a stunning fireplace, housing a log burner with an opening through to the spacious kitchen/dining room. Adjoining this is a useful utility area and additional large storage space.

Outside, the property sits in a generous plot with off street parking for several vehicles, along with a detached timber garage giving useful storage or space for a workshop. The garden is separated into sections giving an area of lawn, mature plants and shrubbery for the more green fingered.

Just 3.5 miles from Tiverton, the popular village of Bickleigh is nestled within the scenic Exe Valley and provides a range of amenities including a primary school, church and the Fishermans Cot pub.

Equidistant, Exeter lies to the south by just 10 miles, whilst to the north lies the M5 (Junction 27) alongside which sits Tiverton parkway train station, giving excellent access to wider road and rail networks.

SERVICES

Mains electricity, drainage and water. Heating via log burner and storage heaters.

Ofcom predicted broadband services - Standard, Superfast & Ultrafast

Ofcom predicted mobile coverage for voice and data: Extrenal - O2 & Vodafone (variable), Three & EE. Internal - Three (variable) & EE.

Local Authority: Mid Devon District Council. Bickleigh Conservation Area.

DIRECTIONS

What3Words: ///stuffing.cookie.replaces

Google Drop Pin: <https://maps.app.goo.gl/DDbNDFAXZUDfXzNT8>





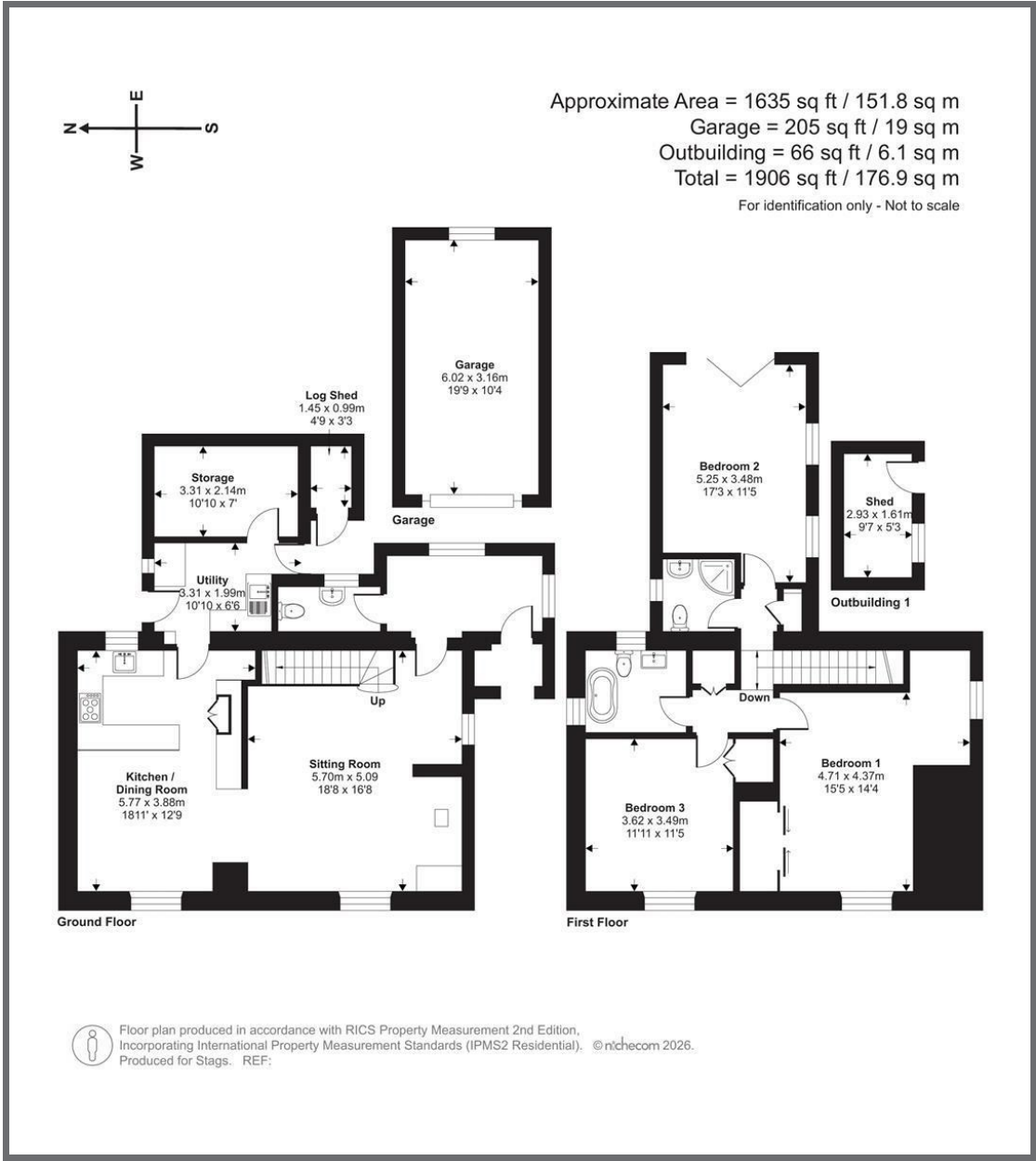
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances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



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

19 Bampton Street, Tiverton,
Devon, EX16 6AA

tiverton@stags.co.uk
01884 235705



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London