

Guide Price £315,000



2 Courtenay Cottages Washfield, Tiverton, EX16 9RE

- Large mature garden siding directly onto open fields
- Light and airy open-plan kitchen/dining room
- 3 bedrooms with scenic rural outlooks
- Active, friendly village community with church and hall
- Just a few minutes' drive (approx. 2.5 miles) to Tiverton
- Solidly built 1940s home with prime scope to extend (STPP)
- Living room with multi fuel/woodburning stove
- Ample off-road parking for multiple vehicles
- Scenic countryside walks straight from the doorstep
- Additional apple tree orchard

Sales, Lettings, Mortgages:

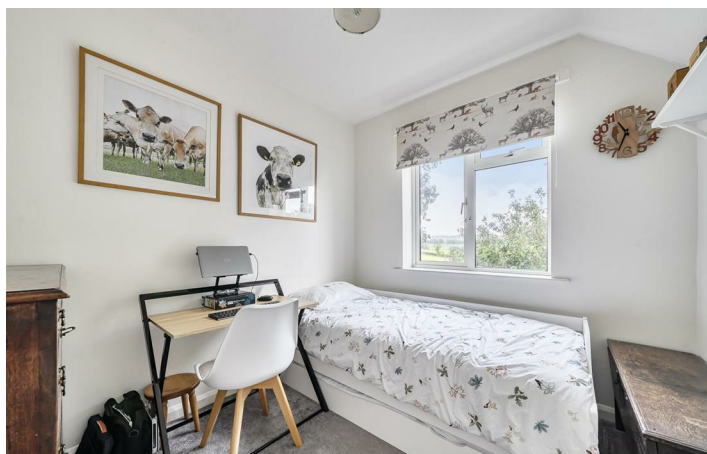
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

2 Courtenay Cottages , Tiverton EX16 9RE

A large garden siding onto open fields in this semi-rural setting just outside Washfield comes with this solid three-bedroom home. Ideal for pets, children, and a bit of the 'Good Life', with lovely views and prime potential to extend.



Council Tax Band: B



2 Courtenay Cottages is a solid, 1940s semi-detached home occupying an exceptional plot within the highly regarded village of Washfield. Siding onto open fields, the house occupies a glorious position and offers a great footprint with clear potential to extend and adapt (subject to necessary planning consents), combining a semi-rural setting with the convenience of being just a short drive from the amenities of Tiverton.

A standout highlight of the ground floor is the open-plan kitchen and dining room. The space forms a bright, sociable hub with plenty of room for family dining and relaxed living. Flooded with natural light, the room looks straight out across the property's headline feature: the expansive garden and the countryside beyond. The ground floor also includes an entrance hallway, a comfortable sitting room centred around a multi-fuel stove set in a tiled surround, and a practical rear hall with understairs storage, a ground-floor WC, and access outside.

Upstairs, a central landing leads to three bedrooms and the family bathroom, which is fitted with a double shower cubicle, white suite, and a built-in airing cupboard. Two of the bedrooms are well-proportioned doubles, while the third single bedroom takes in elevated views across the adjoining fields. The outside space is without question the property's main selling point. Rarely do homes in this bracket offer such a generous, mature plot, particularly one siding straight onto open farmland with an open, peaceful backdrop.

Mainly laid to lawn and bordered by established hedging, the garden provides complete privacy and generous space for family life, pets, vegetable patches, and outbuildings. At the very top of the garden, there is a wonderful apple tree orchard, which is currently home to some free range chickens. To the front of the property, there is ample, private off-road parking for multiple vehicles. Given the plot's generous proportions and precedents set by neighbouring properties, there is outstanding scope to extend the house significantly to the side or rear.

Washfield is known for its warm, active, and friendly village

community, centred around the historic parish church and village hall, which hosts regular local events. The surrounding Mid Devon countryside offers an abundance of footpaths and scenic walks right from the doorstep.

While offering a tranquil rural feel, the property is just a few minutes' drive (around 2.5 miles) from Tiverton, and falls within the catchment of the sought-after Bolham Primary School, serviced by a free school bus. The town provides extensive shopping, leisure amenities, Petroc College, and Blundell's School. For commuters, the A361 North Devon Link Road offers fast access to Junction 27 of the M5 and Tiverton Parkway railway station for direct trains to London Paddington.

Tenure
Freehold

Services
Mains electricity and water. Multi-fuel stove providing solid-fuel central heating. A new communal drainage system has been commissioned - call for further details.

Council Tax
Band B

Local Authority
Mid Devon District Council 01884 255255



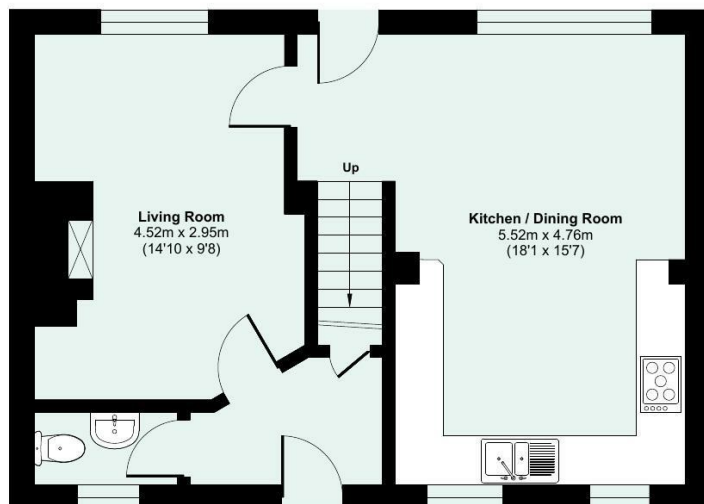
Directions
What3Words [///curly.cloak.rebel](#)

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

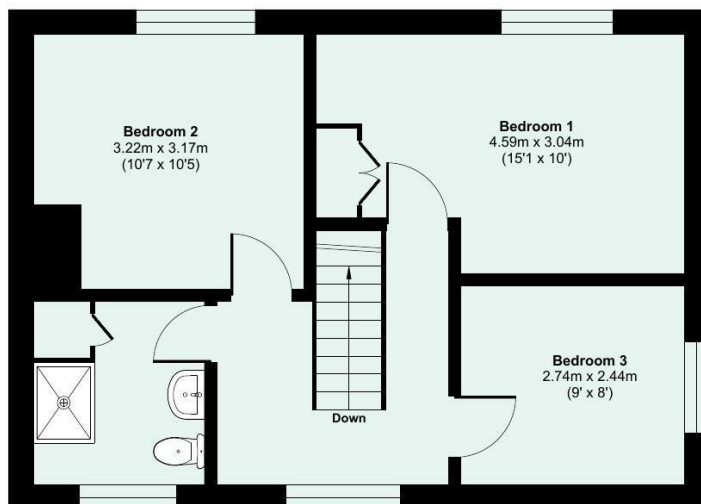
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Approximate Area = 948 sq ft / 88 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1522594

