



Snows



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Burlescombe, Tiverton, Devon EX16 7JZ

Wellington 6.7 miles | M5 (J27) 3.1 | Exeter 20 miles

Detached 3 bedroom character cottage in a rural yet accessible location

- Character Cottage
- 2 Reception Rooms
- Conservatory
- Parking
- Freehold
- 3 Bedrooms
- Kitchen
- Gardens
- Uffculme school catchment
- Council Tax F

Guide Price £600,000

SITUATION

Snows Cottage is located in a rural yet accessible location between the charming villages of Uffculme and Burlescombe. Both of these villages have shops, pubs and local amenities. Tiverton Parkway station is four miles away and has hourly trains to London Paddington within 120 minutes and Bristol Temple Meads within 80 minutes along with easy access to the M5. The market town of Tiverton is not far away with many amenities including the excellent school Blundells, supermarkets, restaurants and Public Houses.

DISCRIPTION

Snows cottage is a detached property with many period features and offers a rare opportunity to escape to the countryside. The cottage comprises 3 reception rooms, conservatory, kitchen, 3 double bedrooms, two bathrooms, off-road parking and a large garden.



ACCOMMODATION

The front door leads into a porch with stairs rising to the first floor. Sitting room is a light triple aspect room and retains many of its period features including a feature fireplace with a beam over with a modern wood burner that was the old bread oven. The Dining end of this room plenty of space to fit a good size dining table and has access to the inner hallway. Family room with feature fireplace and views to the front. Bathroom with a cubicle shower, vanity sink unit with a good size storage cupboard and there is a separate W/C.

The kitchen is a dual aspect room with wall and base units with work surfaces over, Belfast sink, dishwasher and a larder unit and space for a table and chairs. The conservatory can be accessed from the kitchen with views over the garden.

Stairs rise to the first-floor with a large landing. Bedroom one is a double room with built in wardrobes and a window with views to the garden and surrounding countryside. Bedroom 2 is also a good size double bedroom with views to the side. Bedroom 3 is also another double bedroom with built-in storage and views to the front aspect. Bathroom with panelled bath, low level WC and wash hand basin with views from two windows.

OUTSIDE

Snows cottage boasts a large private garden which has been landscaped with mature trees, plants and flower borders with an orchard and views over the surrounding countryside. There is a large off-road parking area, single garage and barn with the property resting in a plot of just under an acre.

SERVICES

Mains water and electric. Private drainage (septic tank). Oil fired central heating.

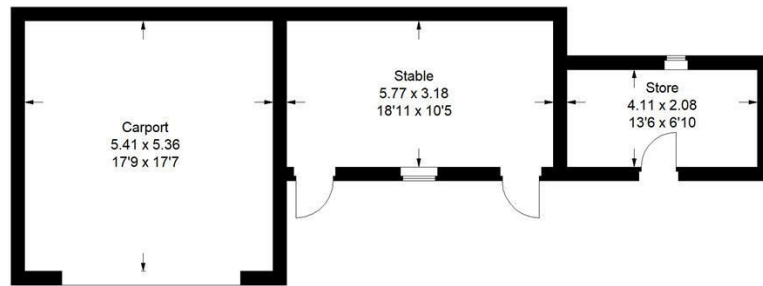
VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

DIRECTIONS

Leave the M5 at junction 27, then proceed onto the A38 towards Wellington. Follow the A38 until you reach the signpost for Spiceland Quaker Meeting House, take this right turn. Follow this road until you reach the first crossroad with a post box. Take a left turn here. Then take the first left turn. The property is located 300 yards on the right-hand side.

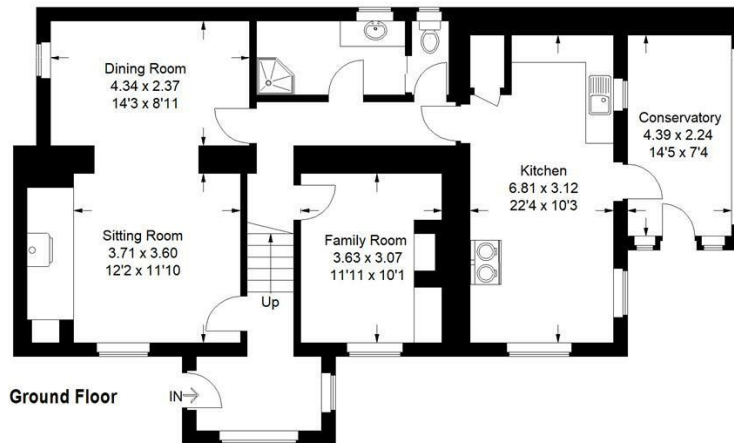




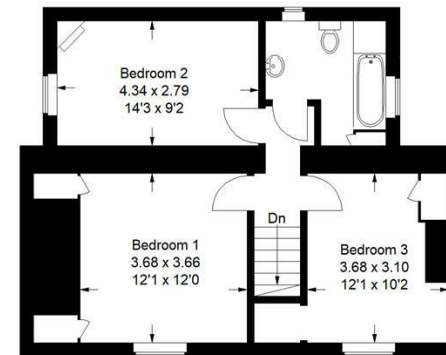
Outbuilding

(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area
 163.9 sq m / 1764 sq ft
 Outbuilding = 57.9 sq m / 624 sq ft
 Total = 221.8 sq m / 2388 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2022 (ID 888808)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(54-68) D			
(39-54) E		33	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

7 High Street, Wellington, Somerset, TA21 8QT

wellington@stags.co.uk

01823 662822



@StagsProperty

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