

Asking Price £395,000



## Pennymoor Cottage Pennymoor, Tiverton, Devon, EX16 8LJ

- No onward chain!
- Modern kitchen with granite worktops
- Countryside views
- Private enclosed garden
- Detached house with village charm
- 3 spacious double bedrooms
- En-suite with walk-in shower
- Large stone fireplace in lounge
- Ample parking and garage

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



---

# Pennymoor Cottage Pennymoor, Devon EX16 8LJ

Pennymoor Cottage is a beautifully presented detached home that effortlessly blends timeless character with contemporary comfort. With no onward chain, this charming three-bedroom property is not to be missed!



Council Tax Band: D



Situated in the heart of the village, Pennymoor Cottage is a detached three-bedroom home offering spacious and well-maintained accommodation that combines traditional charm with modern additions. The property enjoys views over the surrounding countryside while benefiting from ample parking, a garage, and a private enclosed garden.

The accommodation begins with an entrance porch opening into the main hallway with stairs leading to the first floor. The main sitting room features a large stone fireplace with inset wood burner. A second reception room to the front of the property provides a versatile space suitable as a dining room, home office or additional sitting room, whilst also enjoying pleasant rural views.

The kitchen/breakfast room has been updated with modern fitted units and granite worktops alongside retained character features including part of the original bread oven. Integrated appliances include a Range cooker, dishwasher and fridge/freezer, with a breakfast bar providing additional seating and workspace.

Also on the ground floor is a modern family bathroom comprising bath with shower over, WC and wash basin, together with a useful airing cupboard and laundry storage.

Upstairs, the landing provides additional space suitable for study or reading area. There are three double bedrooms, including a spacious principal bedroom overlooking the front aspect. The second bedroom retains an original Victorian fireplace and fitted storage, whilst the third bedroom benefits from its own en-suite shower room with large walk-in shower.

To the front of the property, a generous driveway laid with chippings provides parking for multiple vehicles and access to the garage.

The rear garden is fully enclosed and arranged primarily as lawn with gravelled seating areas ideal for outside dining. The garden enjoys a good level of privacy and offers space for families, gardening or entertaining.

Pennymoor is a popular Mid Devon village located to the west of Tiverton and surrounded by open countryside. Nearby Witheridge provides everyday amenities including a shop, school and public house, whilst Tiverton offers a wider range of facilities together with access to the North Devon Link Road, the M5 motorway and Tiverton Parkway railway station.

Services:

Mains electricity, oil fired central heating, water and drainage

Tenure:

Freehold

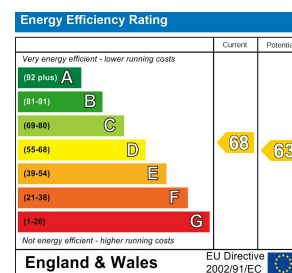
Council Tax:

Band D

Local Authority:

Mid Devon District Council 01884 255 255

## EPC Rating

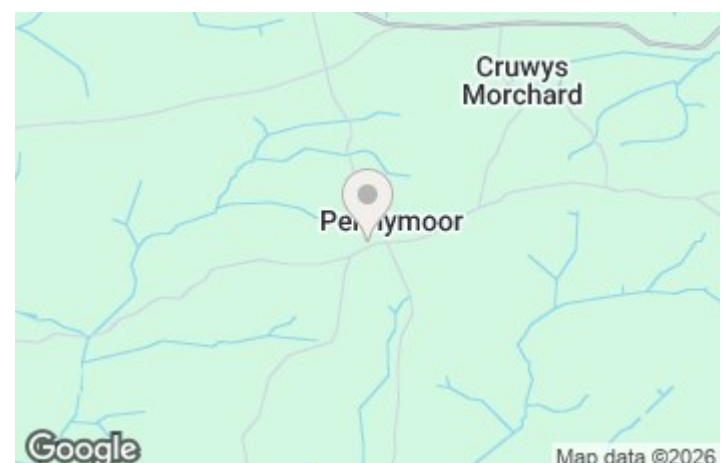


## Directions

What3Words - [///polygraph.ratty.rewarded](https://www.what3words.com/#!/polygraph.ratty.rewarded)

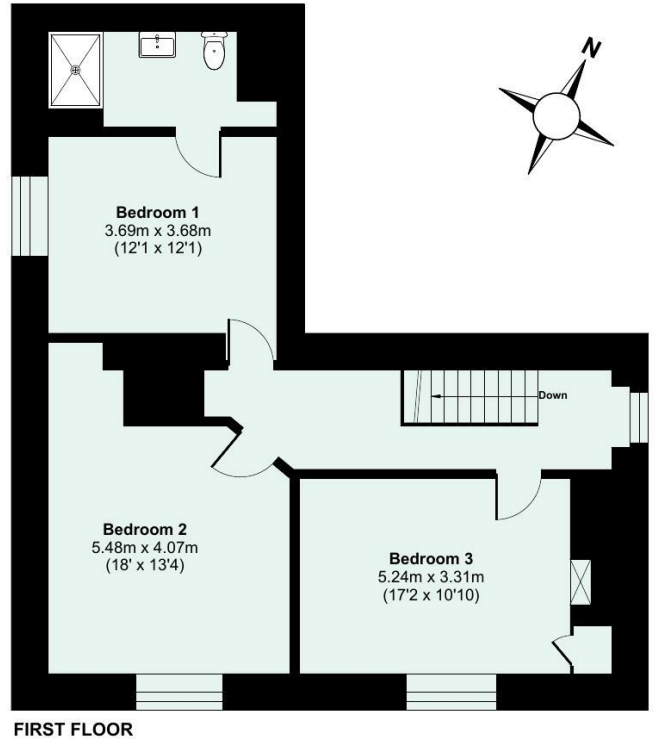
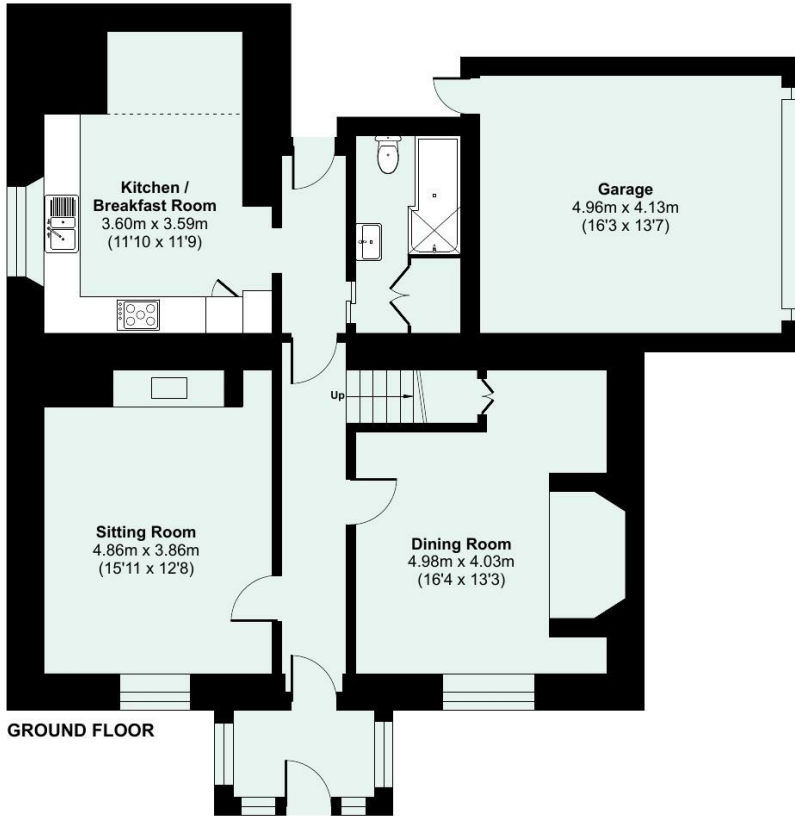
## Viewings

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



Approximate Area = 1541 sq ft / 143.1 sq m  
Garage = 226 sq ft / 20.9 sq m  
Total = 1767 sq ft / 164 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: 1473064

