



Hill Cottage



Hill Cottage

Cove, Tiverton, Devon, EX16 7RN

Tiverton & North Devon Link Road 3 Miles | M5 (J27) & Tiverton Parkway Station 9 Miles | Exeter 17 Miles

A charming detached house in an accessible country location just 3 miles from Tiverton with beautiful country views, large gardens and outbuildings.

- Detached Country House
- 3 Reception Rooms
- Versatile Double Garage & Workshop
- Tiverton 3 Miles
- Council Tax Band F
- 4 Bedrooms
- Fitted Kitchen/Dining Room
- Outstanding Views
- In All Approximately 0.5 Acres
- Freehold

Guide Price £700,000

SITUATION

The property lies in a tucked away location along a no through road but is a highly convenient distance from surrounding amenities and road/rail networks. A nearby bridal path runs for some distance through local countryside and woodland connecting to Cove and beyond offering excellent off road and lane walking/mountain biking. Tiverton is just three miles with a range of shops, supermarkets, banking facilities, as well as a leisure centre and hospital. The town offers both private and state schooling for all ages, including the renowned Blundell's School, which offers discounts to local students.

Nearby lies the A361 (North Devon Link Road) providing access to the North Devon Coastline to the west, and Junction 27 of the M5 to the East. Tiverton Parkway Train station, 9 miles, sits alongside the M5 Junction and offers fast trains to London Paddington within 2 hours.

The cathedral and university city of Exeter is 17 miles to the south offering an extensive range of facilities including an international airport.



DESCRIPTION

An attractive, modernised and beautifully presented period house with spacious rooms and versatile accommodation. Particular features include the large wrap around garden, detached double garage with potential for storage, home office or gym along with another separate workshop/store.

Inside, the property benefits from great views from most rooms, an excellent kitchen/dining room with vaulted ceiling and separate double glazed conservatory with excellent views.

OUTSIDE

Opposite the house is a large hard standing and turning space for several cars with lawn to one side and the double garage to the other. The garage has power and light, an electric door and side pedestrian access. Across the lane, steps and a path lead up to the house.

The gardens surround the house on all sides with useful workshop/store to one side. Most of the gardens are lawned with a wide patio to the front and both sides of the house providing the perfect space to relax and take in the view. To the far side is a well organised kitchen garden. To the rear the boundary backs onto fields.

SERVICES

Mains electricity, private drainage via soak away and private water via borehole. Oil fired central heating.

Ofcom predicted broadband services – Standard broadband available.

Ofcom predicted mobile coverage: External - EE & Three (variable), Vodafone.

Local Authority: Mid Devon District Council.

DIRECTIONS

What3Words: [///chemistry.spud.drag](https://www.what3words.com/chemistry.spud.drag)

Google Drop Pin: <https://maps.app.goo.gl/xXruRp8xbDuqyrCK6>



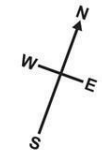
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances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



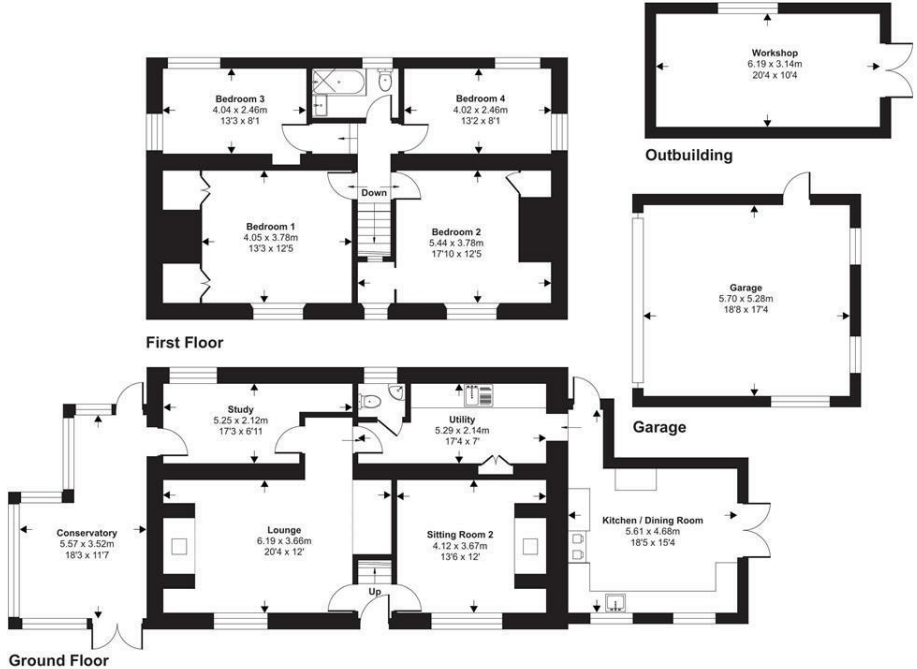
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

19 Bampton Street, Tiverton,
Devon, EX16 6AA

tiverton@stags.co.uk
01884 235705



Approximate Area = 1922 sq ft / 178.5 sq m
Garage = 324 sq ft / 30.1 sq m
Outbuilding = 209 sq ft / 19.4 sq m
Total = 2455 sq ft / 228 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 Stags. REF: 1500414