



Patches Road, Tiverton, EX16 5AH

A charming detached cottage, full of character and offering exciting potential for further expansion, ideally situated just moments from the town centre. The property is complemented by beautiful cottage-style gardens, a garage, and convenient off-street parking.

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DESCRIPTION:

Broomhill Cottage is a charming detached character property which beautifully combines original period features with a range of thoughtful improvements made by the current owner. The accommodation is well proportioned throughout, with attractive details including exposed beams, window seats, an A-frame roof structure and a feature fireplace. There is also excellent potential for further enlargement, with planning permission having previously been granted for the creation of a third bedroom, which could potentially be reinstated subject to the necessary consents.

The front door opens into a welcoming sitting room, enjoying a dual aspect and featuring a delightful window seat overlooking the front. A central fireplace houses a gas coal-effect stove, complemented by an attractive exposed oak beam above. A substantial under-stairs storage cupboard provides useful additional storage, while stairs rise to the first floor.

The dining room is another generous reception space, with a front-facing window seat, a charming arched window providing views towards the gardens and a useful built-in storage cupboard.

The kitchen retains plenty of character, including a stained-glass window to the front and a further side window overlooking the garden. There are a range of matching wood-fronted units, work surfaces incorporating a ceramic sink unit, space for a cooker with extractor hood, and attractive tiled flooring.

A separate utility room provides space and plumbing for a dishwasher and washing machine, together with additional storage and useful worktop space.

Completing the ground floor is a cloakroom, fitted with a WC, wash basin set within a vanity unit, storage cupboard and wall-mounted heated towel rail. The Baxi boiler is also housed within this area.

The first-floor landing provides access to the loft space and the bedrooms and bathroom.

Bedroom One is a particularly spacious double bedroom, enjoying both front and rear aspects and featuring an attractive exposed A-frame which adds to the character and sense of space.

The family bathroom is fitted with a white suite comprising a bath with electric shower over, wash basin set within a vanity unit, WC and wall-mounted towel rail.

Bedroom Two is another well-proportioned double bedroom with dual aspects. The room benefits from built-in wardrobes and matching bedside cabinets, together with a further exposed A-frame feature.

There is also potential to create a third bedroom, with planning permission having previously been granted for the alteration. Although the permission has now expired, the proposal may be capable of being reinstated, subject to obtaining the necessary planning consent.

Approached from Patches Road, Broomhill Cottage enjoys an attractive south-facing garden, with a stone-bordered front garden and steps leading to the entrance.

A shared driveway provides access to the property's garage and covered carport, with a useful shed situated alongside. From the garage area, a pathway leads through to the main garden, where a covered veranda with gated access provides a wonderful additional outdoor space.

A gravel pathway continues through the garden to a separate home office, providing an excellent space for those working from home or requiring a dedicated hobby room.

The remainder of the garden is predominantly laid to lawn and is attractively planted with a variety of mature shrubs and trees. Several seating areas provide opportunities to enjoy different aspects of this lovely garden, with a further shed offering additional storage.

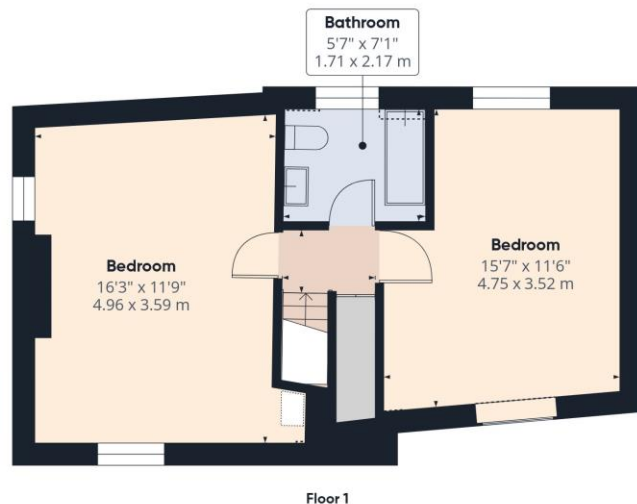
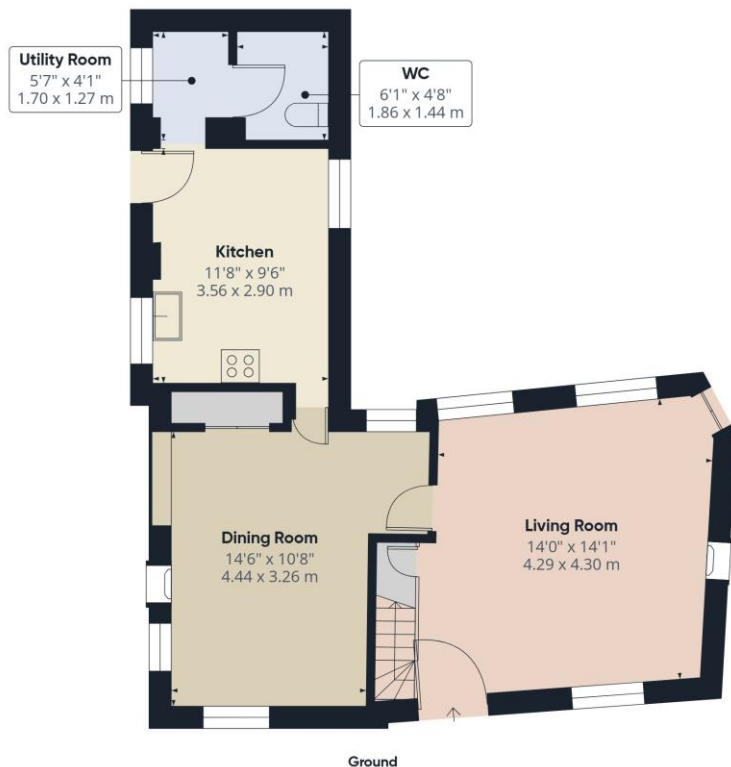


AT A GLANCE:

Beautifully presented character cottage
 Two spacious double bedrooms
 Lovely south-facing garden
 Private off-street parking
 Garage
 Conveniently located close to Tiverton town
 centre
 Attractive original character features
 Separate utility room

PROPERTY INFORMATION:

Freehold
 Council tax Band: D
 Mains electric, gas, water and drainage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	73 C
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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