





Whitnage, Tiverton, EX16 7DS
Asking Price: £355,000

Charming and beautifully presented Grade II Listed two-bedroom cottage located in the highly sought-after village of Whitnage, just a short drive from Tiverton. This delightful property combines character with modern comforts, featuring a cosy living area with exposed beams.

Winkworth

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DESCRIPTION:

Located in the picturesque and peaceful village of Whitnage, this beautifully presented two-bedroom cottage combines the charm of a traditional countryside home with the benefits of tasteful, modern renovations. Situated near Tiverton and near excellent schools, this property offers a unique lifestyle opportunity for those seeking a balance between country living and modern conveniences.

As you step through the entrance, you are greeted by a practical and well-designed utility room, which provides ample space for storage and laundry needs. This thoughtful addition enhances the home's functionality and sets the tone for the amazing kitchen/diner that lies beyond. The kitchen/dining area has been elegantly updated with modern appliances and fixtures, while still maintaining the rustic character of the property. Large windows flood the space with natural light, and there is plenty of room for both casual family meals and entertaining guests. The seamless blend of old and new makes this room the true heart of the home.

Moving through to the generous-sized sitting room, you will immediately notice the warm and inviting atmosphere created by the cottage's traditional features. This cozy space is perfect for relaxing with family or enjoying quiet evenings by the fire, offering a real sense of comfort and charm.

Upstairs, the property continues to impress with two double bedrooms, each providing a peaceful retreat. The master bedroom is complete with a modern en-suite bathroom, ensuring privacy and convenience. The second bedroom is equally spacious and versatile, featuring an attached study area—ideal for working from home, reading, or a play space for children. Both rooms are filled with natural light and offer views of the surrounding countryside, creating a serene and calming environment.

OUTSIDE:

Outside, the property boasts a beautifully maintained south-facing garden, which offers a perfect spot to unwind and take in the breathtaking countryside views. Whether you enjoy gardening, outdoor dining, or simply relaxing in the sun, this outdoor space provides a wonderful extension of the home. The garden is complemented by off-street parking for multiple vehicles, a rare and valuable feature for a rural home like this.

This property benefits from excellent transport links, providing easy access to the J27, M5 motorway, and Tiverton Parkway. It's an ideal location for commuters, offering convenient and efficient routes to major destinations in the area such as London being a Two-Hour train from the nearby Tiverton Parkway Station.

Additionally, the property is located within the catchment area for the highly regarded Uffculme School and the prestigious Blundell's School, making it an ideal choice for families looking for excellent educational opportunities nearby.







AT A GLANCE:

Grade II Listed
Rural Location
Two Double Bedrooms
Kitchen Diner
Off-Street Parking
South Facing Garden
Garage
Uffculme Catchment
Blundells Catchment
Tiverton Parkway Station within Walking Distance
NO ONWARD CHAIN

PROPERTY INFORMATION:

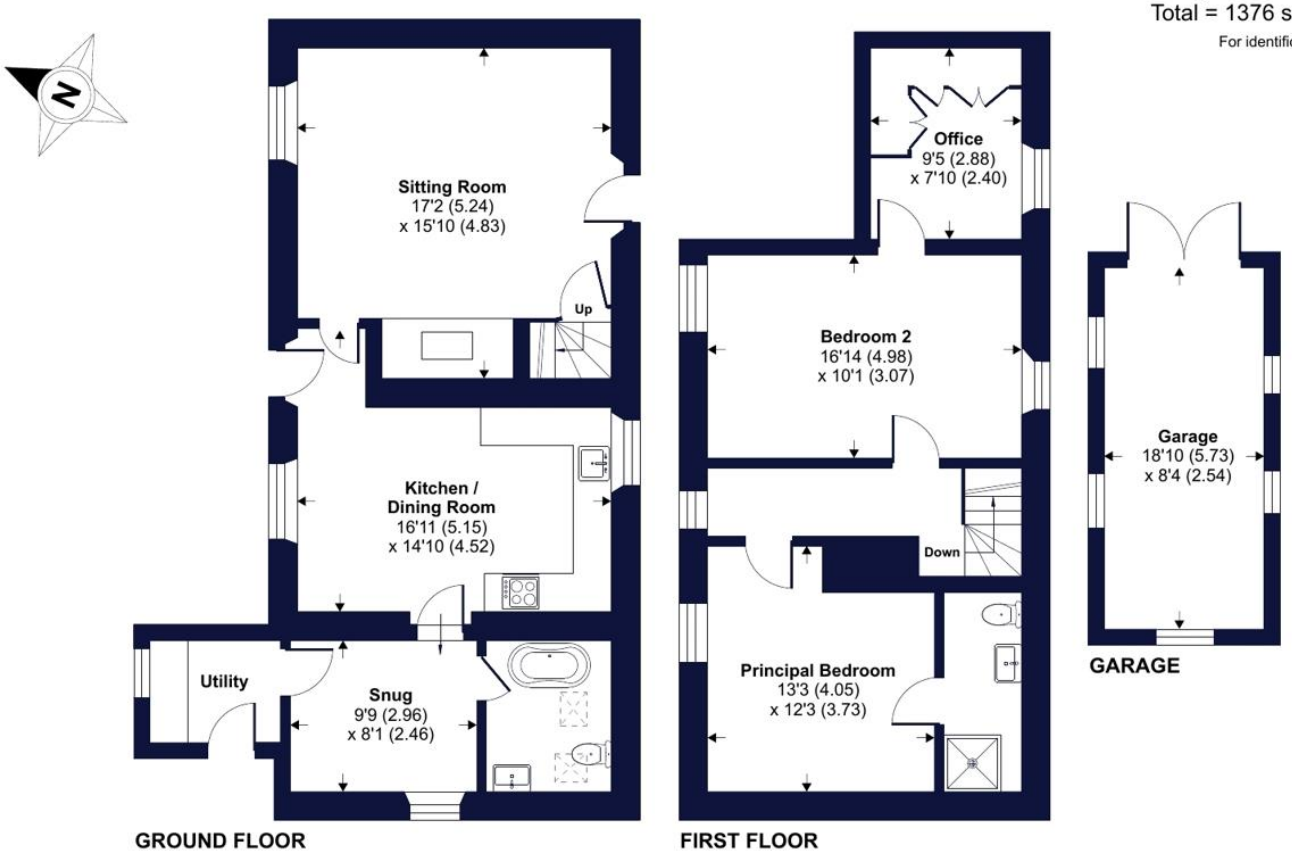
Freehold

Council tax Band: D

Mains electric, gas, water and drainage.

Whitnage Chart Whitnage, Tiverton, Devon, EX16

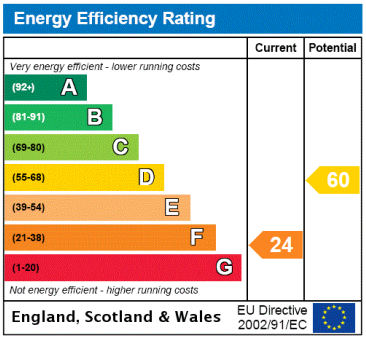
Approximate Area = 1219 sq ft / 113.2 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 1376 sq ft / 127.7 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1206561

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