



Calverleigh, Tiverton, EX16 8BA

Rillside Cottage is a charming Grade II Listed period thatched cottage set in a sought-after village on the outskirts of Tiverton.

Winkworth

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INFORMATION:

Rillside Cottage is a charming two-bedroom, Grade II listed period thatched cob cottage, set in the highly sought-after village of Calverleigh on the outskirts of Tiverton. Enjoying breath-taking countryside views, a generous enclosed garden, and a traditional thatched roof, this delightful home perfectly captures the essence of country living.

The property is entered via an entrance porch, ideal for storing coats, boots, and umbrellas after countryside walks. This leads into a spacious sitting room, full of character with a large inglenook fireplace, bread oven, wood burner, and exposed beams, creating a warm and inviting atmosphere.

The kitchen features dual-aspect windows, wooden worktops, and integrated appliances, with a useful utility area beyond providing additional storage.

The family bathroom is generously sized and well-appointed with a separate shower cubicle, WC, and hand basin with storage and plumbing to install a free-standing bath which is also complemented by tiled walls and flooring.

There are two well-proportioned double bedrooms. The main bedroom benefits from dual-aspect windows, creating a bright and airy space, while the second bedroom includes built-in storage and a front-facing aspect.

An attic space, partially boarded, offers further storage potential.

OUTSIDE:

The garden at Rillside Cottage is a standout feature, mainly laid to lawn with a patio and separate decked area, both

ideal for outdoor seating and enjoying the picturesque rural views. A feature pond sits behind the patio, with a charming rill running along the bottom of the garden.

The property also benefits from a tarmac driveway providing ample parking for several vehicles, with a large wooden gate giving direct access to the garden. Additional outbuildings include a wood store, two storage sheds, and a workshop with power and lighting.

An annexe offers further potential for development (subject to necessary consents), currently equipped with electricity, Wi-Fi, a kitchen area, and a small cloakroom with portable WC.

Calverleigh is ideally positioned within two miles of the A361, offering excellent transport links to the M5 and Tiverton Parkway. The village itself benefits from the well-regarded Rose & Crown pub and popular riding stables, both within easy walking distance.

INFORMATION:

Council Tax: Band D - Mid Devon

Services: Mains Electric, Mains Water, Private Drainage

Broadband: Superfast Fibre Broadband Within This Postcode. Fibre to the Cabinet.

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Using the what3words app, search:-

scorching.gathers.articulated



AT A GLANCE:

Charming character thatched cottage
 Versatile detached annex / outbuilding
 Highly sought-after village location
 Beautiful mature, idyllic gardens with feature pond
 Stylish modern fitted kitchen
 Recently re-designed bathroom
 Elegant sitting room with wood burner
 Contemporary shower room
 Two well-proportioned double bedrooms
 Convenient off-road parking

PROPERTY INFORMATION:

Freehold
 Council tax Band: D
 Mains Electric, Mains Water, Private Drainage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	35 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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