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## Burlescombe, Tiverton, EX16 7JZ

Asking Price £569,950

Tuckaway cottage is a charming three bedroom detached cottage, with a 0.5-acre garden located in a quiet hamlet between the picturesque villages of Burlescombe and Uffculme.

**Winkworth**

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Replete with character, this detached cottage boasts three bedrooms, two reception rooms, and various outbuildings, including a fully insulated and heated study, the property also includes a double garage and off-road parking for up to 8 cars. All of this is situated within a 0.5-acre landscaped garden, offering breathtaking views of the Devon countryside and Blackdown Hills. Architectural plans have also been drafted for the addition of a bathroom, bedroom, and ensuite.

Tuckaway Cottage has undergone an extensive renovation, skilfully executed by specialised builders and craftsmen to preserve the charm and authenticity of this period dwelling while integrating modern amenities. The renovation encompasses various improvements, such as a new roof over the kitchen and porch. Window lintels throughout the property have been replaced with oak and other hardwoods, and all new double-glazed windows now feature bespoke slate windowsills inside and out. External walls were meticulously stripped, rendered with lime, and rebuilt with cob and stone where necessary. Internal upgrades include replacement of oak beams, the re-rendering of all walls with lime, replacement of all internal doors, with many retaining period-stained glass features, resulting in a truly distinctive ambiance. Select windows have been enlarged to enhance natural lighting, and Velux lights have been added to the kitchen and bedroom, creating a bright and comfortable living space. The entire cottage has been rewired, and the central heating system and boiler were comprehensively replaced in 2016, with a full boiler warranty in effect until August 2026. Additionally, all outbuildings, including the greenhouse, are equipped with power, and water is safeguarded by four new consumer units. Tuckaway Cottage is located within the catchment area for the Uffculme School. The Property: Don't overlook this three-bedroom detached cottage – it's must-see. The current owners have conducted extensive renovations, presenting Tuckaway Cottage in a fantastic condition while retaining its charming character. The spacious accommodation spans two floors, providing family accommodation. The cottage features a sizable garden, approximately 0.5 acres in size, boasting breathtaking views of the surrounding countryside.

**Ground floor:** Starting from the expansive private driveway, a well-illuminated path winds through the landscaped garden, leading to the kitchen door for front-door access, a short, gated path, connects to the lane. Upon entering through the front door, you step into the luminous and meticulously presented morning room adorned with an abundance of exposed beams. The room features a traditional fireplace with an appealing elm lintel and a log effect cast iron gas fire. Dual aspect windows ensure ample natural light, from the early morning sun to the late evening, creating a bright and inviting atmosphere. The room is designed in an open-plan layout, showcasing an oak-clad original staircase, and allowing for flexible seating and furniture arrangements. The door adjoining the living/dining room showcases an expansive stained-glass feature, and both the sitting and dining rooms boast a captivating slate floor, elevating the cottage's overall ambiance.

Stepping into the living/dining room, one encounters a substantial inglenook fireplace accompanied by an adjacent bread oven. The living room seamlessly connects to the insulated conservatory, currently used as a dining room, offering cosy year-round accommodation. The conservatory presents breathtaking views of the

garden, featuring a splendid magnolia tree, a delightful array of roses, and a well-tended bed of assorted flowers and shrubs. Situated at the rear of the property, the spacious modern kitchen harnesses ample natural light, courtesy of three Velux lights, two of which operate fully automatically and are equipped with rain sensors. Adorned with bespoke natural oak wall and floor units, the kitchen showcases exquisite granite work surfaces. Its amenities include a double Belfast sink, a sizable Smeg range-style cooker, and thoughtful provisions for a freestanding fridge-freezer and built-in dishwasher. Adding a unique touch, the kitchen boasts a high-level alcove with a Velux light and an appealing beam, contributing to an overall sense of space and brightness.

Entering through an oak door from the kitchen, the porch is fully equipped with plumbing and wiring for a washing machine. It serves as an excellent storage space for coats, hats, and muddy boots, offering direct access to the garden through a block-paved patio area—an ideal social spot shielded from the wind, perfect for gatherings with friends and family. Adjacent to the kitchen, the bathroom is accessed through another oak door and features a 9.5kw electric shower, a white WC and sink, a spacious granite windowsill, and a large bath, all while preserving its distinctive character. Additionally, a separate WC with a wash hand basin is conveniently accessible from the kitchen.

The original staircase has been encased in oak, featuring a single oak banister that leads to an oak-beamed upper floor. The principal bedroom, accessible from the landing, boasts a carpeted floor, a double window with views of the front garden, and a Velux light equipped with a remote-controlled shade. Traditional lighting is managed by three switches (situated either side of the bed and adjacent to the door), ensuring complete comfort and flexibility. Additionally, there's mood lighting above the exposed oak beams, controllable remotely, and access to the loft through an oak hatch. Bedroom two exudes charm, offering ample space for a double bed. It showcases a beautiful, exposed beam and a south-facing window, bathing the room in natural light and warmth. Accessed through an attractive oak door with a stained-glass feature, bedroom three features a large slate surface next to the bed and thoughtfully positioned lights and switches.

**Outside:** The patio adjacent to the kitchen serves as an inviting space for entertaining and offers access to the study, which is internet-ready, fully insulated, and equipped with double glazing and heating. The study features exposed beams and an attractive stone wall. Next to it, the lower workshop/drying room is double glazed with insulated walls, providing versatile use as either a storage area or a hobby workshop. Tuckaway Cottage is situated on an exceptional and captivating plot, spanning approximately half an acre. The private garden serves as a tranquil retreat from the day-to-day stresses of life. Meticulously landscaped with distinct zones, each offering a unique ambiance throughout the seasons, the garden includes a spacious raised patio seating area with lighting and electric power, as well as a block-paved patio providing panoramic views of the Blackdown Hills. The vegetable area, with its tool and log store, is particularly noteworthy, offering breathtaking views across the hills and featuring eight large, raised beds suitable for growing vegetables or flowers. Abundant apple and pear trees, along with a large fruit cage providing raspberries, gooseberries, and red currants, add to the garden's allure. Adjacent to the vegetable area, a high-quality greenhouse/cold frame is supplied with power and water, catering to the needs of avid gardeners.



**AT A GLANCE:**

- Detached Cottage
- Full of character and charm
- Two light reception rooms with period fireplaces
- Double glazed windows with Irish Oak
- Large modern kitchen
- Conservatory
- Three bedrooms
- Comprehensive renovation
- All plumbing replaced.
- Fully insulated double garage with water and power
- Large off-road parking
- Uffculme School catchment area
- Landscaped garden with stunning views

**PROPERTY INFORMATION:**

- Mains electric, water and gas, private drainage.
- Broadband: Standard Broadband Available
- Within This Postcode, (checked on Openreach 03.04) Copper Broadband
- Mobile Signal: You are likely to get good coverage (checked on Ofcom 03.04)
- Tenure: Freehold
- Council tax band: D

# Tuckaway Cottage, Burlescombe, Tiverton, EX16

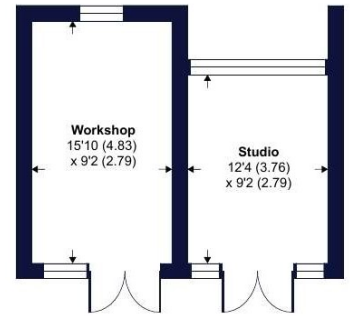
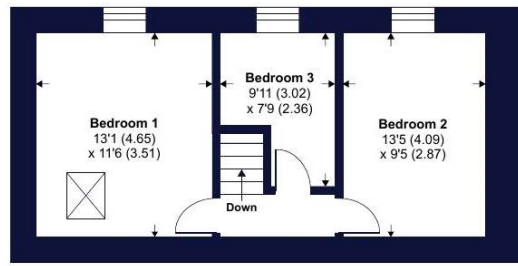
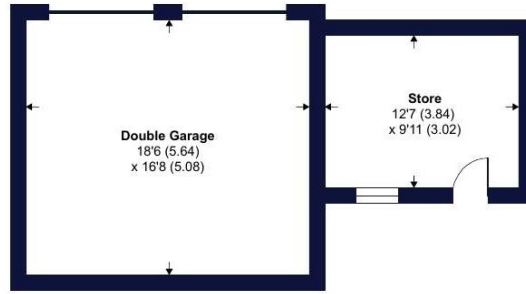
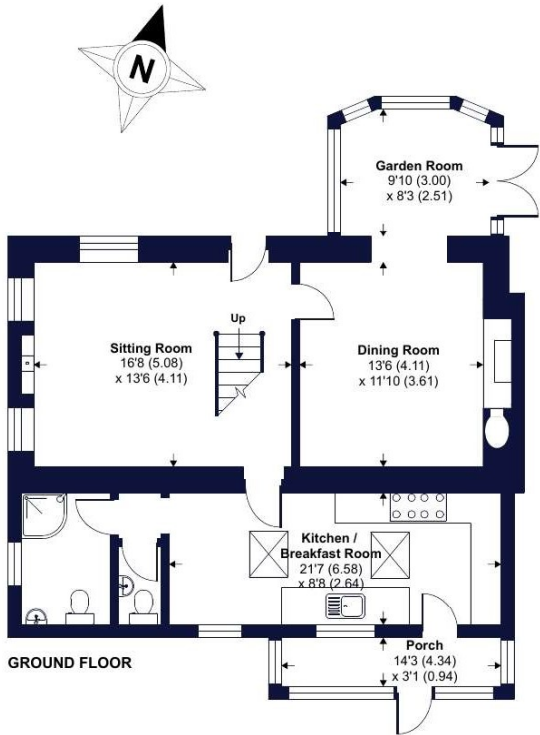
Approximate Area = 1254 sq ft / 116.4 sq m

Garage / Store = 445 sq ft / 41.3 sq m

Outbuildings = 270 sq ft / 25 sq m

Total = 1969 sq ft / 182.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Winkworth. REF: 840297

**Winkworth**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**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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