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## The Square, Witheridge, EX16 8AE

Asking Price £232,500

Stable Mews is a charming three-bedroom cottage situated in the sought-after village of Witheridge, near Tiverton. This residence boasts numerous original features, including an open plan sitting room/kitchen, spacious family bathroom, and garage. NO ONWARD CHAIN

**Winkworth**

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## DESCRIPTION:

Stable Mews presents itself as an enchanting three-bedroom cottage located in the highly desirable village of Witheridge, in close proximity to Tiverton.

Witheridge is a charming village located in the North Devon district of Devon, England. It is situated approximately 10 miles north of Tiverton. The village is known for its picturesque setting and traditional English countryside charm.

A welcoming stable door graces the front aspect, offering both character and functionality. Adjacent to it is a well-placed window, allowing natural light to illuminate the space and providing a picturesque view of the front surroundings. Enhancing comfort, two radiators are strategically positioned to regulate the room's temperature.

The functionality of the space is further enhanced by a set of stairs elegantly leading to the first floor, ensuring easy access to the upper levels of the property. The room centres around the distinctive log burner fireplace, serving as a focal point., adding a touch of warmth and charm, both visually and atmospherically.

Notably, a rear-facing window offers an alternative perspective, allowing occupants to enjoy views of the rear surroundings and enhancing the overall ambiance of the space. Connecting seamlessly to the kitchen is an inviting opening, promoting a sense of continuity and flow within the living areas.

Completing this well-designed space, a door provides convenient access to an additional area or room, enhancing the overall functionality and accessibility of the property.

An array of coordinated floor and wall-mounted kitchen units featuring stylish roll-top work surfaces and convenient drawer units. The kitchen is equipped with an inset stainless-steel sink accompanied by a drainer and a mixer tap. Ample space is provided for an oven, washing machine, fridge, and freezer, ensuring versatility in kitchen functionalities. A window to the front aspect adds natural light and a pleasing view to this well-appointed kitchen space.

First floor: -

On the first floor, you'll find two spacious double bedrooms and a generously sized single bedroom. The family bathroom has undergone a high-standard renovation, featuring modern tiled walls and floors, a sizable walk-in shower, toilet, sink, and a large front-facing window.

Outside is a single garage with up and over door

Services: -

Oil fired central heating, mains water and electric.

Council Tax Band C

Directions: -

Using the what3words app, search: -  
plates.destroyer.audible



### AT A GLANCE:

- Three Bedrooms
- Semi-detached Cottage
- Open Plan Sitting Room/Kitchen
- Log Burner
- Modern Family Bathroom
- Garage
- Village Location

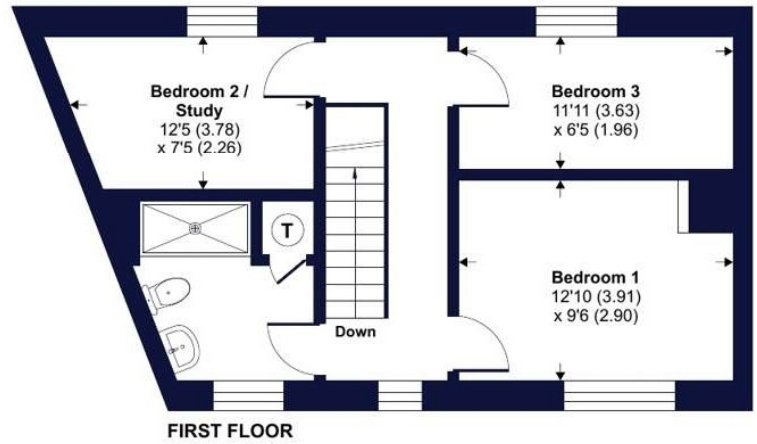
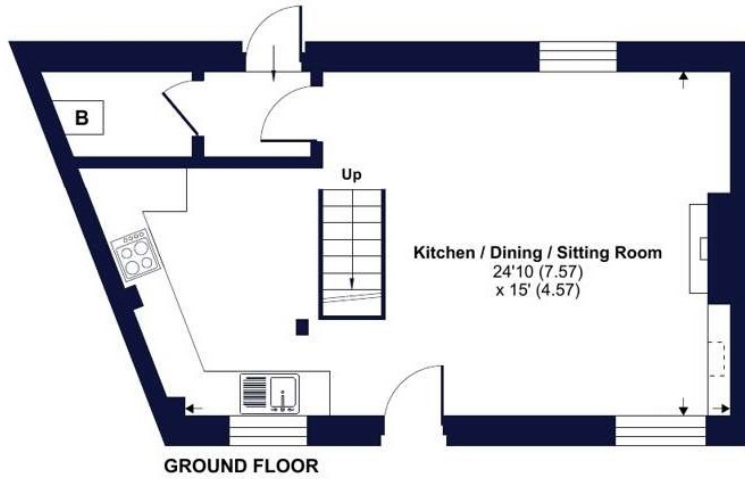
### PROPERTY INFORMATION:

- Freehold
- Council tax Band: C
- Oil fired central heating, mains water and electric.
- Broadband: Super-Fast Broadband Available Within This Postcode, (checked on Openreach 03.04) Fibre to the Cabinet,
- Mobile Signal: You are likely to get good coverage (checked on Ofcom 03.04)

# Stable Mews The Square, Witheridge, Tiverton, EX16

Approximate Area = 883 sq ft / 82 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 2023. Produced for Winkworth. REF: 1064809

**Winkworth**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(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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