



Higher Town, Sampford Peverell, EX16 7BR

A chance to acquire this three-bedroom detached cottage, privately situated in a secluded spot within the charming village of Sampford Peverell. NO ONWARD CHAIN.

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DESCRIPTION:

Nestled in the sought-after village of Sampford Peverell, this three-bedroom cottage on Higher Town offers a wonderful opportunity to acquire a character-filled period home with immense potential.

Brimming with original charm, the property provides a versatile layout ideal for modern living. The ground floor features a cosy sitting room, a generous kitchen/dining area, a separate utility space, and a practical storeroom. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, offering ample space for families or those seeking room to grow.

Outside, the cottage enjoys a lovely front garden and a low-maintenance rear patio—perfect for relaxing or entertaining.

The location combines rural charm with everyday convenience. Just a short stroll from local shops, pubs, and the village primary school, the home also benefits from easy access to Tiverton (15 minutes by car) and excellent rail links to London via nearby Tiverton Parkway station.

This is a rare chance to transform a period property into your dream village home. Whether you're looking for a renovation project or a characterful residence ready for a personal touch, early viewing is highly recommended.

Council Tax: Band D - Mid Devon

Services: Mains electric, water and gas. Gas fired central heating

Broadband: Superfast Fibre Broadband Available Within This Postcode, (checked on Openreach 19.05) Fibre to the cabinet.

Mobile Signal: You are likely to get good coverage. (checked on Ofcom 19.05)

Tenure: Freehold

Directions:- Using the what3words app, search:-
area.escalated.rich

PLEASE NOTE: Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25.00 is levied for each verification undertaken.

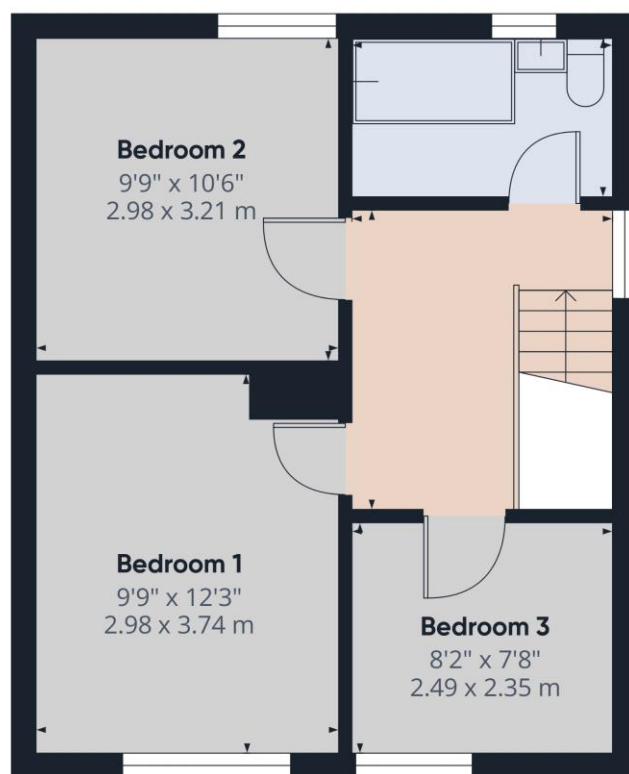
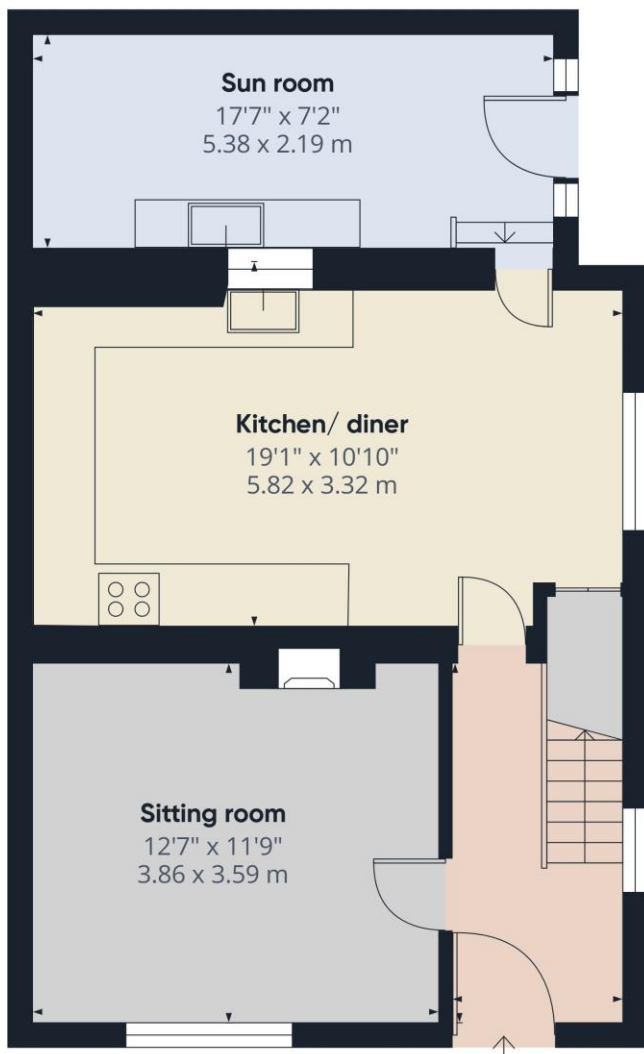


AT A GLANCE:

Detached cottage
Character property
Integrated appliances in kitchen
Utility/storage room
Three bedrooms
Front & rear garden
Village location
Close to local amenities
No onward chain

PROPERTY INFORMATION:

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



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	51 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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