



## Calverleigh, Tiverton, EX16 8BA

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

**Winkworth**

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

[Winkworth.co.uk](http://Winkworth.co.uk)

Tiverton: 01884 675 675  
tiverton@winkworth.co.uk



## DESCRIPTION:

Rillside is a two-bedroom property situated in this accessible and much sought after village on the outskirts of Tiverton, with breath-taking countryside views, large, enclosed garden, and thatched roof, Rillside really is the perfect cottage in the country.

Calverleigh lies within 2 miles of the A361, this provides good transport links to the M5 and Tiverton Parkway. The Rose & Crown pub and popular riding stables are a pleasant stroll away.

The property is accessed via the entrance porch, this is a handy space for wellies and umbrellas after enjoying the nearby country walks. The front door then leads you directly into the spacious sitting room, this room benefits from a large inglenook fireplace with bread oven, large wood burner and a beamed ceiling that provides that cosy cottage feel. The kitchen has dual aspect windows, wooden worktops and integrated appliances, the utility follows on and provides a handy storage space for coats and shoes. The generous sized family bathroom comprises of a good size shower cubicle, floor and wall tiles, WC and hand basin with storage under.

## FIRST FLOOR:

Bedroom one is a good size double room, with dual aspect windows keeping the room light and bright, this room has ample space for bedroom furniture.

Bedroom two is another good size double room, with built in storage and window facing the front aspect.

The attic is partially boarded and provides additional storage space.

## OUTSIDE:

The garden at Rillside is simply stunning, the garden is mainly laid to lawn and benefits from a patio and separate decked area, these areas are perfect for garden furniture and offer the most picturesque views to sit and appreciate the surrounding countryside views. A feature pond is set behind the patio area and a rill located at the bottom of the garden.

The tarmac drive provides enough parking space for several cars, a large wooden gate allows access directly to the garden area. The garden has a wood store, 2 storage sheds and separate workshop with power and light.

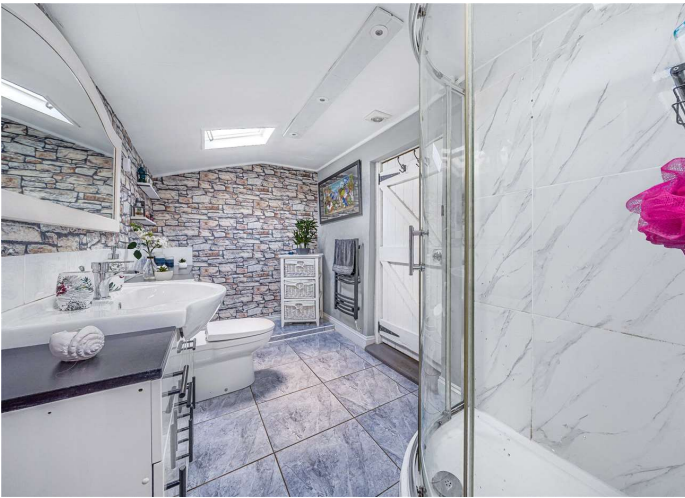
## ANNEXE:

The annexe has potential to be developed further if required, this currently benefits from electricity, Wi-Fi, kitchen, and small cloakroom with portable WC.

## Services:

Mains water and electricity. Private drainage.

Directions From Tiverton take the Rackenford Road and continue through heading towards Calverleigh. Before you get into the village and before the Rose and Crown Pub the property will be found on the right-hand side.



### AT A GLANCE:

- Character thatched cottage.
- Detached Annex / Outbuilding
- Sought after village location.
- Mature idyllic garden with pond
- Modern fitted kitchen
- Beautiful sitting room with wood burner
- Shower room
- 2 Double bedrooms
- Offroad parking

### PROPERTY INFORMATION:

- Freehold
- Council tax Band: D
- Mains electric, water and drainage.



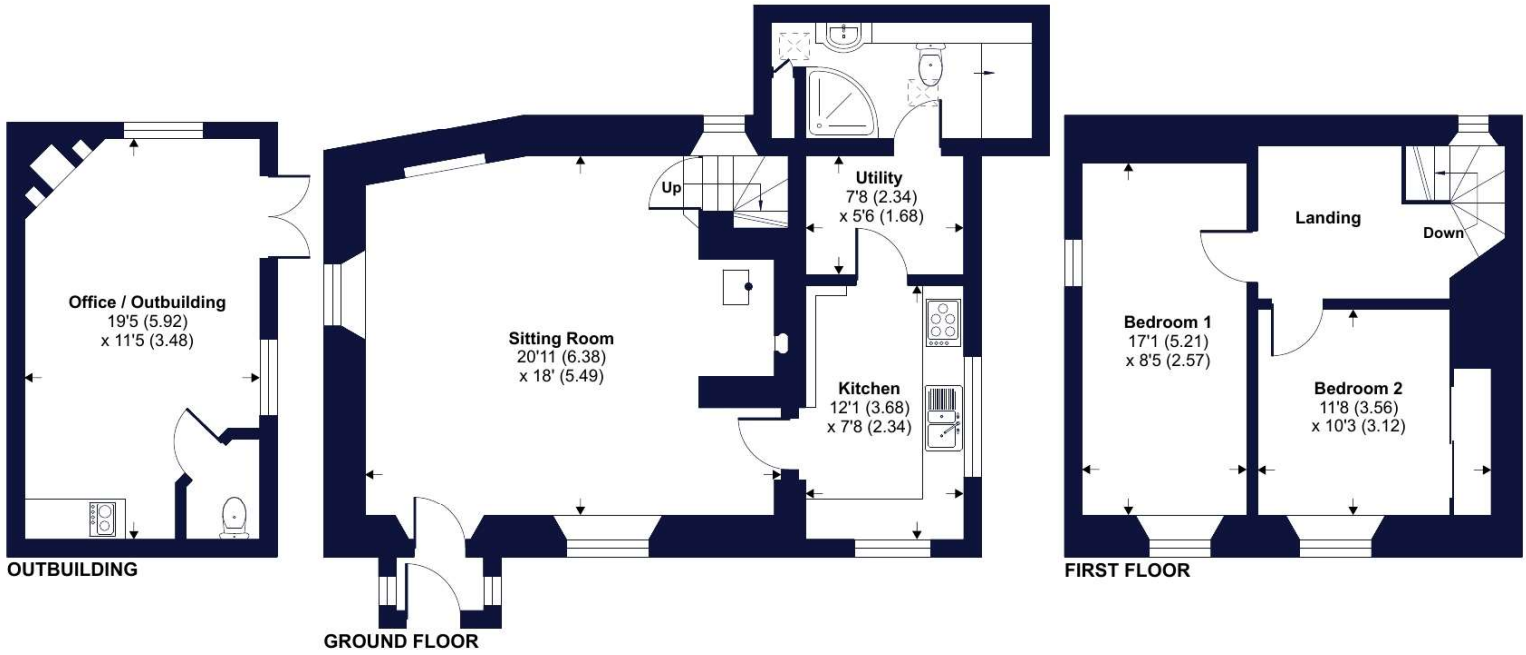
# Rillside, Calverleigh, Tiverton, EX1

Approximate Area = 988 sq ft / 91.7 sq m

Outbuilding = 222 sq ft / 20.6 sq m

Total = 1210 sq ft / 112.3 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: 953727

Winkworth

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	57
(39-54) <b>E</b>	
(21-38) <b>F</b>	35
(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.

Winkworth

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

Tiverton: 01884 675 675  
tiverton@winkworth.co.uk