



Christmas Cottage

Westleigh | Tiverton | Devon | EX16 7HY



A quite unique 4 bedroom character cottage in a peaceful position with parking, tranquillity, and views across rolling countryside.

- 4 bedrooms
- Large master bedroom with en-suite
- Dining room
- Utility
- Large sitting room
- New kitchen
- Log burner
- Off road parking
- Stunning views

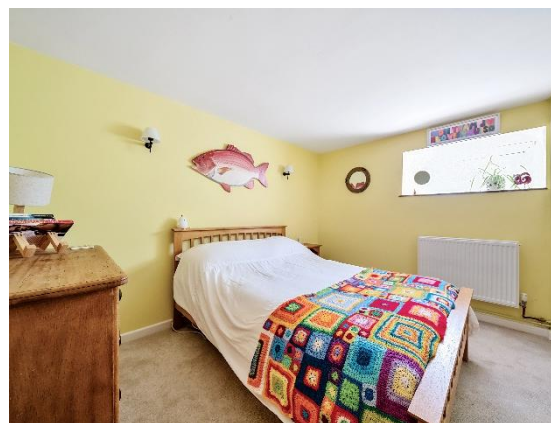
Guide Price

£450,000

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The Property

Perched in the charming village of Westleigh, approximately 10 miles from the market town of Tiverton, Christmas Cottage offers a blend of traditional character featuring Westleigh stone, slate roof, deep windows, a log burner and wooden beam features, yet still offering many updates in line with modern living.

Our vendors have access to further accommodation giving flexibility to buyer's timescales, offering up the ability to break a chain if required.

Tiverton offers shopping, leisure, and educational facilities, while Westleigh falls within the sought-after catchment area for Uffculme School, with a bus service connecting the two. The village also provides easy access to the M5 motorway, making it ideal for commuters.

Upon entering Christmas Cottage, you are greeted by a beautifully re-plastered and tastefully decorated ground floor, enhancing the home's charm and character.

The light-filled entrance hall leads to a modern family bathroom featuring a luxurious free-standing bath, a spacious walk-in shower, and contemporary fixtures – the perfect spot to unwind.

The spacious primary bedroom includes built-in wardrobes and a newly refurbished en-suite bathroom with a walk-in shower, WC, and wash basin.

Bedroom two offers a generous double space with built-in storage, while bedroom three is a cosy single room, currently used as relaxation room.

Ascending the stairs, you are welcomed by a stunning open-plan space featuring a newly installed kitchen. This modern kitchen offers stylish cabinetry with slender worktops and a handy utility room equipped for a washing machine.

The kitchen opens onto a balcony, an inviting spot for morning coffee or evening relaxation while taking in the beautiful countryside views.

The dining room boasts high ceilings with exposed wooden beams and ample space for a large dining table, creating the perfect environment for entertaining and evening meals.

The adjoining sitting room, with its cosy log burner and rustic beams, provides a warm and inviting atmosphere. From here, you can access the 4th bedroom, which would make a perfect guest bedroom and offers panoramic views of the Devon countryside.

The garden, accessible through the bi-fold doors from the dining room, is a delightful outdoor haven. It features a well-maintained lawn, a patio area ideal for al fresco dining, a summer house, and convenient rear access through double gates to a level parking space.

With its combination of modern upgrades – including a new kitchen, new main bathroom, and new en-suite – and the character of a charming cottage, Christmas Cottage offers the best of both worlds.







Christmas Cottage, Westleigh, Tiverton, Devon, EX16 7HY



Total area: approx. 168.3 sq. metres (1811.1 sq. feet)

The floor area includes outbuildings
Plan produced using PlanUp.

Utilities:

Mains electricity, water, and drainage. Oil fired central heating and hot water.

Council Tax:

Band D

Directions:

What3words - rabble.decent.blueberry

Google Plus Code - WMW6+C2

Lat/Long - 50.946071, -3.339980

Tiverton train station - 3 miles

Exeter Airport – 19miles

Bristol Airport – 48 miles