



Collipriest Cottage, Tiverton, Devon



# Collipriest Cottage, Collipriest, Tiverton, Devon EX16 4LP

A beautifully presented five-bedroom detached cottage, set in approximately 2.14 acres in a highly desirable location.

Tiverton town centre 0.3 miles, M5 (Jct 27) 6.8,  
Tiverton Parkway mainline station 8.3 miles,  
Exeter 13.5 miles

Sun room | Breakfast room | Kitchen | Boot room | Utility room | Cloakroom | Entrance hall  
Dining room | Sitting room  
Principal bedroom with en suite | Four further bedrooms | Office | Family bathroom | Shower room | WC | Double garage | Workshop  
Greenhouse | Garden | Approximately 2.14 acres  
EPC rating D

## The property

Collipriest Cottage is a highly attractive detached family home that offers beautifully presented accommodation with a wealth of characterful features. The property offers substantial and flexible accommodation configured over three floors and enjoys wonderful gardens that overlook beautiful open countryside and the River Exe.

Inside, the accommodation is light and airy, with immaculate and stylish décor. There are several original features, including exposed timber beams to some parts of the house, and original fireplaces in two of the reception rooms. A welcoming and bright reception hall leads you through to the ground floor accommodation. The main reception room is the well-proportioned sitting room which has a handsome fireplace fitted with a woodburning stove and doors opening onto the sunny conservatory that provides additional reception space and doors leading onto the terrace. There is also a spacious formal dining room that features French doors that also open onto

the flagged terrace. The kitchen and breakfast room has farmhouse-style cream units to base and wall level, black granite worktops, a central island, an Aga and modern integrated units. There is also space for a breakfast table. Steps lead down to the large sun room with space for dining that enjoys access and wonderful views over the garden. Adjoining the kitchen is a boot room and a separate utility room that provides further space for storage and household appliances. The ground floor accommodation is completed by a modern cloakroom.

There are three well-presented double bedrooms on the first floor, as well as an office, which could be used as a further bedroom if required. The generous principal bedroom has an en suite shower, washbasin and WC, while one of the further bedrooms is also en suite. The first floor is serviced by a modern family bathroom and a separate WC, with a further bathroom and two more double bedrooms found on the second floor.

## Outside

A gravel driveway leads to the front of the property while continuing round the side and to the rear, over original cobbles, to a double garage and a parking area for several vehicles. The rear garden has paved and gravel terracing which creates ideal spaces for al fresco dining and entertaining and provides wonderful vantage points to admire the far reaching views down the Exe Valley. The property sits in approximately 2.14 acres of grounds that include well maintained rolling lawns and colourful border flowerbeds, with a variety of established shrubs and mature trees, and views across the surrounding countryside. The grounds also include a greenhouse and a useful workshop.

















## Location

Collipriest Cottage lies on the edge of the bustling and historic town of Tiverton, beside the River Exe and less than half a mile from the town centre. Tiverton provides a wide range of everyday amenities, including a choice of shops, supermarkets, plenty of restaurants and cafés and leisure facilities. Exeter is approximately 13 miles away and has great business facilities together with open air markets, restaurants, cafés and wine bars. The city is also well served with a good range of leisure and cultural amenities, including theatres, museums, galleries and cinemas and substantial shopping facilities. Communications links are excellent: Exmoor National Park is within easy reach to the north and the A361 North Devon link road gives easy access to the spectacular sandy surf beaches of North Devon. The M5 provides easy access to the university and cathedral city of Exeter to the south, to Taunton, the county town of Somerset, to the north west and to the national motorway network. Tiverton Parkway

station, approximately 8 miles away, provides frequent mainline rail connections to Exeter, to London in two hours, and across the country. Nearby Exeter Airport provides a range of flights to domestic and international destinations. The area offers access to an excellent selection of schooling including Uffculme School (rated Outstanding by Ofsted), Tiverton High School, Wellington, Exeter School, The Maynard, West Buckland School, Queen's College, Taunton and King's College. The property is also within the reduced fee catchment area for the renowned independant school Blundells.











### Directions

From Exeter, take the A396 north away from the city and continue to follow the A396 for 13 and a half miles, into Tiverton. After crossing the River Exe, take the third exit at the roundabout onto Tumbling Fields, then after a quarter of a mile, turn left onto Collipriest Road. Turn left onto Little Silver, then take the lane on the right and keep right until you arrive at the property.

### General

**Local Authority:** Mid Devon District Council  
**Services:** Mains electricity, gas, water and drainage.  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £1,250,000  
**Wayleaves and Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

### Exeter

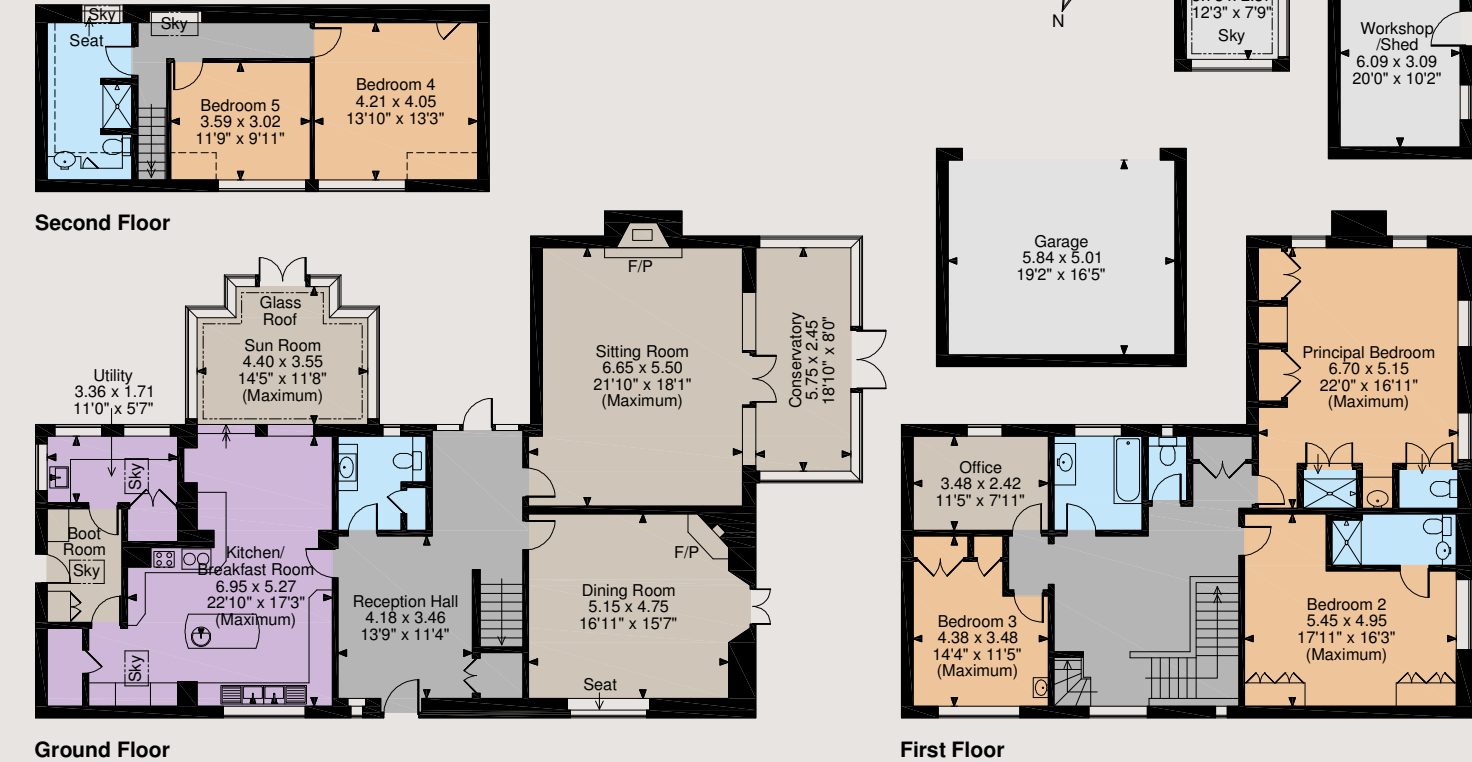
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Floorplans  
 House internal area 3,665 sq ft (341 sq m)  
 Garage internal area 315 sq ft (29 sq m)  
 For identification purposes only.



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