

An aerial photograph of a large, two-story stone house with a brown tiled roof and three dormer windows. The house is situated on a grassy slope, surrounded by lush green trees and a well-manicured garden with colorful flowers. A paved driveway leads to the house. In the background, a wide green field stretches out, bordered by a line of trees, with a small body of water visible in the distance. The surrounding hills are covered in dense green foliage under a clear blue sky.










# The Brambles

Cove, Tiverton, Devon



# An enchanting four-bedroom cottage set in c.18.5 acres, with beautiful gardens, outbuildings, stables and paddocks

A charming period cottage with a wealth of original details, set in a stunning rural position in the sought-after Exe Valley. The property benefits from magnificent, elevated views across the surrounding valley and is just moments from the River Exe. The property benefits from extensive outbuildings and approximately 18.5 acres including paddocks and woodland.

	<b>4 RECEPTION ROOMS</b>		<b>4 BEDROOMS</b>		<b>2 BATHROOMS</b>
	<b>CARPORT, BARN &amp; STABLES</b>		<b>18.5 ACRES</b>		<b>FREEHOLD</b>
	<b>RURAL</b>		<b>1,825 SQ FT</b>		<b>GUIDE PRICE £850,000</b>

## The property

The Brambles is a characterful four-bedroom family home with a wealth of period features, including stone elevations, exposed timber beams, wood panelling and impressive original fireplaces. Situated in a rural position in the heart of the River Exe valley, the property is well-connected yet feels wonderfully secluded and private.

The ground floor features four comfortable reception rooms, including the sitting room and family room both of which have dual aspects allowing for a wealth of natural light. The family room has a fine stone-built fireplace fitted with a woodburning stove, as well as flagstone flooring, while the sitting room displays an original wood-panelled internal wall. There is also a useful study for home working and a sunny conservatory with a south-facing aspect, overlooking the beautiful garden. Additionally, the kitchen has a timber-clad vaulted ceiling with exposed eaves, as well as plenty of storage provided in wooden units, a breakfast table with built-in bench seating and integrated appliances. The utility room offers additional space for home storage and appliances. There are three bedrooms on the first floor of similar proportions, including the principal bedroom which has an en suite

shower room. A spiral staircase leads to a mezzanine level above the principal bedroom, which could be used as a further bedroom or as a dressing area.

## Outside

A driveway leads up from the lane to a parking area towards the rear of the house, where there is plenty of parking space and access to the detached garage, store and workshop. The garage provides two parking spaces, with a third space in the carport at the side. Beyond the garaging block, the additional outbuildings comprise a barn of almost 1,000 square feet and a stables block of a similar size, with stabling for up to six horses. The house is set in an enchanting country garden, including well-maintained rolling lawns, established hedgerows, mature trees and a wealth of flowering perennials, as well as patio areas and woodland, which is carpeted with bluebells in the spring. There is also a covered terrace that wraps around the front of the property providing an excellent vantage point for admiring the exceptional views. The property also includes open fields and paddocks, providing ideal space for equestrian use or for grazing livestock.

















## Location

The Brambles is set in a beautiful rural location just outside the small village of Cove, four miles north of Tiverton and within easy reach of Exmoor National Park. The small town of Bampton provides several everyday amenities including local shops, a small supermarket, a doctor's surgery and a primary school, while there is further primary schooling in the surrounding villages. Tiverton offers further amenities including high street shops, large supermarkets, leisure facilities and a choice of schooling, including the independent Blundell's School. The property is also within the catchment area for Uffculme School OFSTED rated outstanding if children attend Uplowman Primary School. Approximately 18 miles away is the cathedral city of Exeter, which offers a wide choice of cultural activities with theatres, the RAMM museum, an arts centre and a wealth of good shopping and restaurants, including John Lewis and a Waitrose supermarket. The area is well connected by road, with the M5 10 miles away offering routes towards Exeter, Taunton and Bristol, while Tiverton Parkway mainline station runs direct services to London Paddington in just under 2 hours.

## Distances

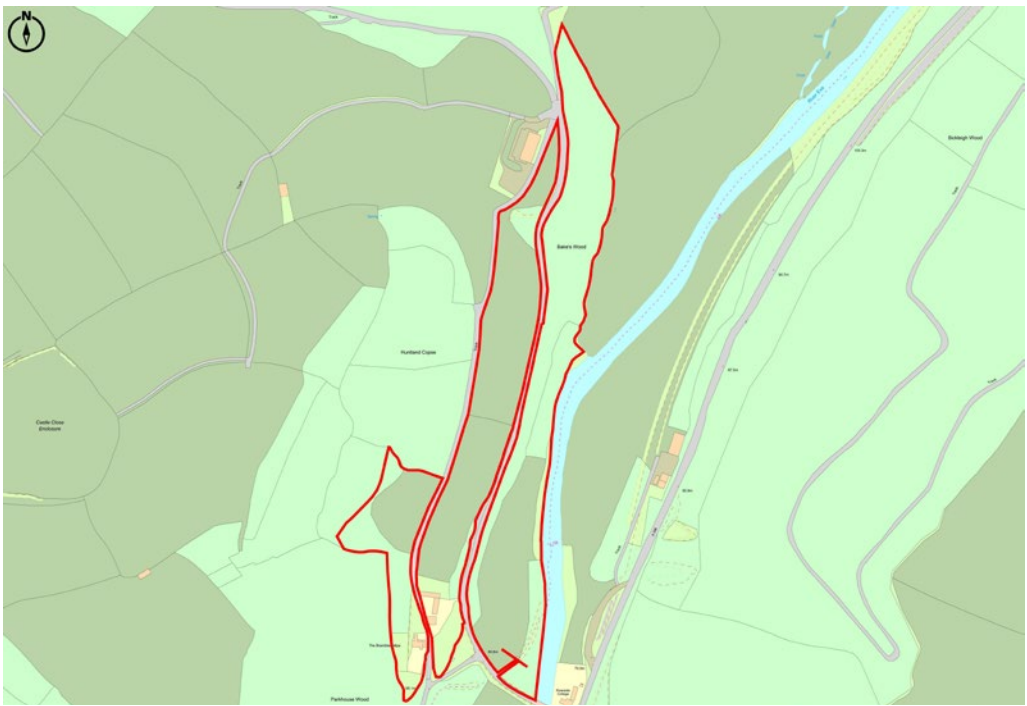
- Bampton 3.8 miles
- Tiverton 3.8 miles
- Cullompton 10.5 miles
- Tiverton Parkway station 10.7 miles
- Exeter 18 miles

## Nearby Schools

- Bampton Primary School
- Uplowman Primary School
- Exeter Cathedral School
- Blundell's Preparatory School
- Blundell's School
- Uffculme School
- The Maynard School
- Exeter School











## Floorplans

Main House internal area 1,825 sq ft (169 sq m)  
 Garage & Workshop internal area 764 sq ft (71 sq m)  
 Stables internal area 941 sq ft (87 sq m)  
 Barn internal area 991 sq ft (92 sq m)  
 Total internal area 4,521 sq ft (420 sq m)  
 For identification purposes only.

## Directions

EX16 7RW

**what3words:** ///bumpy.villas.geek - brings you to the driveway

## General

**Local Authority:** Mid Devon District Council

**Services:** Mains electricity and private water. Private drainage which we understand may not be compliant with current regulations. Oil-fired central heating.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** F

**Nb:** Fishing rights along the river bank are owned by a third party.

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

The position & size of doors, windows, appliances and other features are approximate only.  
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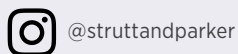
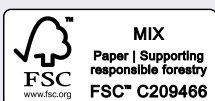
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