



Ditchetts House, Fore Street, Witheridge, Devon

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# Ditchetts House

## Fore Street, Witheridge, Devon EX16 8AH

An enchanting Grade II listed home with a delightful large south facing walled garden, including a one bedroom Grade II listed cottage and studio/hobbies room. All set in a picturesque village setting

Tiverton 11 miles, Exeter 19 miles, M5 (junction 27) 19 miles, Tiverton Parkway 19 miles (London Paddington 1 hour 58 mins)

Snug | Garden room | Study | Sitting/dining room | Kitchen | Utility | Larder | Boot room  
Principal bedroom with en suite shower room  
Three further bedrooms | Family bathroom | WC  
Cottage with kitchen/sitting room, bedroom and en suite shower room | Studio | Beautiful south-facing large garden | Parking for about five cars  
EPC: E

### The property

Ditchetts House is a lovely partially thatched semi detached property dating from at least the 15th century, but originally thought to have been an open hall house. The house has been extensively restored by the current owners to a very high standard, enhancing and restoring period features including inglenook fireplaces, oak and stone floors along with a rare 15th century cobb and ash floor. What were original stables and grooms quarters in the garden have also been restored to create a cosy one bedroom cottage annexe, which provides space for family or guests. Further stables have been converted into a studio/hobbies room.

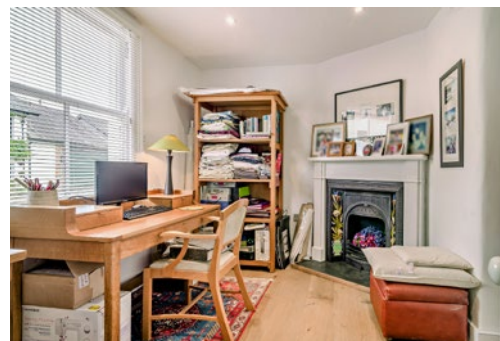
In the main house there are five beautifully appointed ground floor reception rooms. These include a dual aspect snug, a study, a bright and light garden room and a large sitting /dining room which features original inglenook fireplaces at either end. There is a

hand built bespoke modern country kitchen with composite stone worktops. Original timber panelling and original tile and cobbled floor. There is a central island/breakfast bar providing ample storage. An Everhot range cooker and a double butlers sink. Leading off the kitchen is a fully fitted handmade bespoke utility room with butlers sink set into a restored original marble slab. An adjacent walk in larder provides further space for household storage. Upstairs there are four very well appointed bedrooms. The principal bedroom with a luxury en-suite shower room with his and hers sinks. There is also a family bathroom with freestanding copper bath and separate shower. There is also a third separate toilet. Bedroom four has two walls of handmade bespoke wardrobes providing ample hanging space and storage.

The garden cottage has also been sympathetically restored and the accommodation includes an open plan kitchen/ lounge/diner with an open stairway leading to a double bedroom and en-suite shower room. Alongside the cottage is a studio/hobbies room which has worktops inset with a double Belfast sink and numerous storage units. There is also a useful garden toilet.

### Outside

At the front Ditchetts House opens onto Fore street and Trefalgar square in the heart of the village and within striking distance from the local pub and shops. There is a secluded south facing walled garden to the rear, approximately 100 metres long with many specimen and fruit trees and large ancient trees.





















The garden is planted with beautiful perennials that bring summer colour and bursts with life and colourful blossom and bulbs in the spring. It has been enhanced to provide different sitting areas and vistas. This includes an original cobbled courtyard and paths. A large composite deck with timber pergola for shade. A sheltered private terrace with hot tub. An additional hardwood deck provides an ideal place for morning sun and breakfast. A vegetable garden with greenhouse and oak raised beds and a large stone built potting shed. At the end of the garden is a storage shed for tools. Through the door at the end of the garden is a private gravelled parking area for about 5 cars. Here there is also a 5x3 metre timber shed ideal for all kinds of storage.

### Location

Ditchetts House is in the centre of the pretty Devon village of Witheridge. The village provides several amenities including a local shop, a pub, a doctor's surgery, several

restaurants, cafés and a primary school. The bustling and historic town of Tiverton provides a wider range of everyday amenities, including high street shopping, supermarkets and leisure facilities. The town also offers an excellent selection of schools, including the renowned independent Blundell's School. Exeter, approximately 19 miles away is the most thriving city in the South West and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good restaurants and shopping including The Ivy and John Lewis. Many good primary and secondary schools can be found in Exeter including Exeter School, Exeter College (Ofsted 'Outstanding') and The Maynard, whilst Exeter University is recognised as one of the best universities in the country. Endless opportunities for walking and cycling can be found in the local area whilst the breath taking Exmoor National Park is within easy reach. The property is set mid-way between the dramatic North and South Devon coastlines offering miles of pristine beaches.



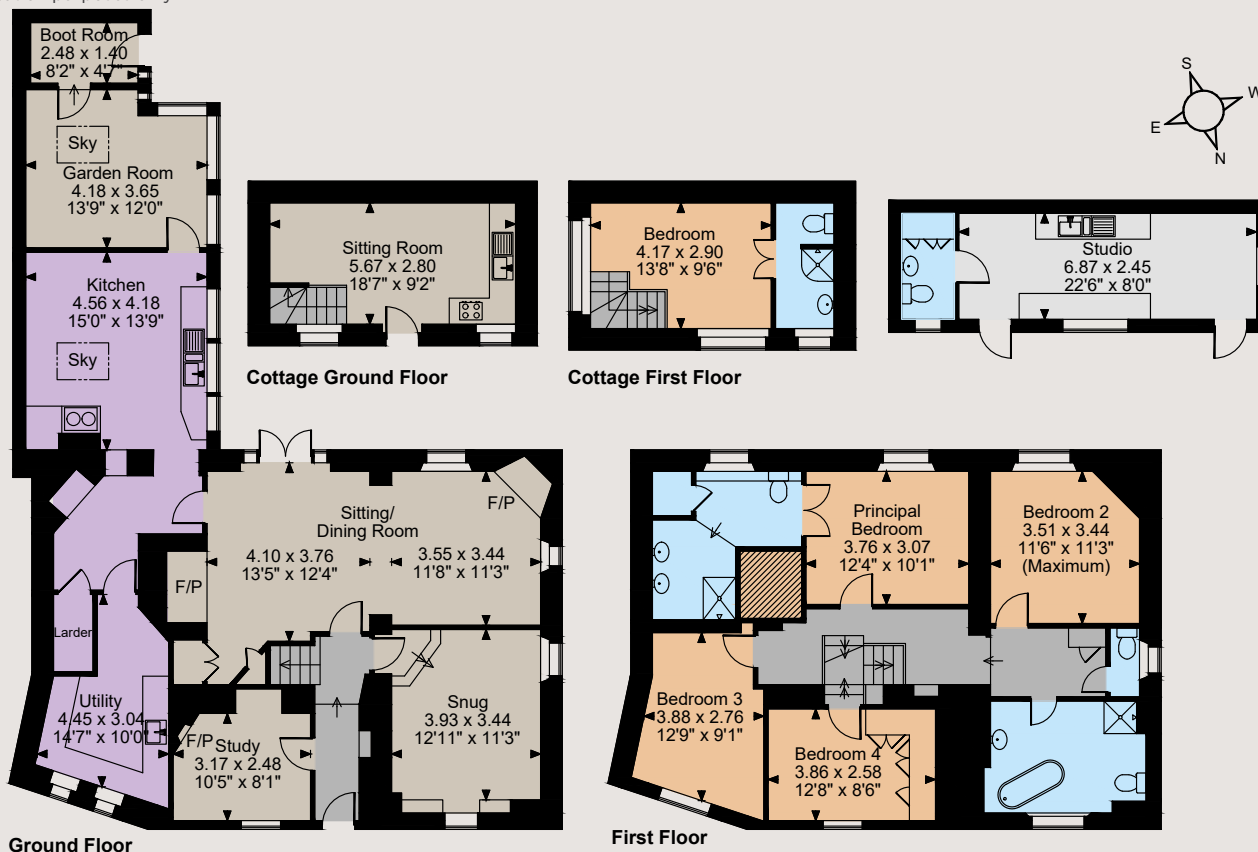
## Floorplans

House internal area 2,318 sq ft (215 sq m)

Cottage internal area 333 sq ft (31 sq m)

Studio internal area 216 sq ft (20 sq m)

For identification purposes only.



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

© ehous. Unauthorised reproduction prohibited. Drawing ref. dia/8566509/OHL



Communication links are excellent. Tiverton Parkway mainline station is approximately 19 miles away, providing direct services to London Paddington and Exeter. The M5 motorway provides links to the A38 to Plymouth, A30 to Cornwall and to the national motorway network.

## Directions

The postcode EX16 8AH will take you to the property using a satellite navigation system.

## General

**Local Authority:** North Devon Council.

**Services:** Mains electricity, water and drainage.

**Council Tax:** Band D.

**Tenure:** Freehold.

**Rights of Way:** A neighbouring property has a right of access over a small section of the parking area at the back of the house.

**Guide Price:** £895,000.

## Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

**01392 215631**

exeter@struttandparker.com

struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[f/struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2023. Particulars prepared August 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

