



WEST STREET, WITHERIDGE, EX16 8AA

Winkworth



A photograph of a house with a window and a courtyard garden. The house is light-colored with a white window frame. There are several potted plants on the windowsill. The courtyard is paved with stones and has some greenery. The background shows other houses and a chimney.

12 West Street, Witheridge

01884 675 675 | tiverton@winkworth.co.uk

This Handsome six bedroom house is not one to miss, located within the centre of the popular village of Witheridge, with off-road parking, three reception rooms, courtyard garden and separate barn.

At a glance

- Detached house
- Grade 2 listed
- Period property
- Six good sized bedrooms
- Three sitting rooms and breakfast room
- Three bathrooms
- Utility room
- Private courtyard
- Off-road parking
- Two storey barn with potential to develop
- Central location
- In the sort after village of Witheridge

Location

Witheridge is an attractive and popular village located midway between the market towns of Tiverton and South Molton.

This thriving community offers good facilities including: a good primary school, village hall, two shops, public house, church, local cafe and nursing home, a variety of social clubs including popular fitness classes, bowling and an arts club as well as a medical centre.

A bus service operates throughout the village and beyond; both the market towns of Tiverton and South Molton provide more major facilities by way of banking, education and further shopping.

Access to the M5 and mainline railway can be obtained via the North Devon link road at Tiverton Parkway







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The property:

Ground floor:

Upon entering West Street, the charm potential and size shine. The sitting room has high ceilings, a feature fireplace the original flagstone floor all with a Sash window overlooking the front aspect. The sitting room also has high ceilings, and a sash window overlooking the front aspect. The Family and breakfast room are very similar with high ceilings and sash windows- with all four rooms being a substantial size. The kitchen comprises of green wooden floor and wall storage units with plenty of space for all necessary appliances and table. From the kitchen there is direct access to the private courtyard. The downstairs W/C is located adjacent to the kitchen.

First floor:

Four bedrooms are located on the first floor- Bedroom one is large double bedroom with a window overlooking the rear aspect and double built in storage cupboards. Bedroom two is also a large double bedroom with double built in storage cupboards and a window overlooking the front aspect. Bedroom three is a double bedroom with a sink and a window overlooking the front aspect. Bedroom six is the smallest bedroom but will still fit a double bed. The main bathroom has a bath with stand over shower sink and W/C, there is also a separate W/C and Sink.

Second floor: Bedroom four and five are located on the top floor with excellent views over Witheridge and the surrounding countryside. Both are good size doubles.

Outside:

Located to the left of the property are green gates allowing access to the private parking and courtyard garden. The two storey barn is of a good size and is located on the other side of the courtyard garden with excellent potential for a business or residential conversion.

Services:-

Wood burning stoves, Mains Water, Electric and drainage.

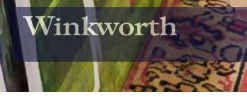


West Street, Witheridge, Tiverton, EX16

Approximate Area = 2396 sq ft / 222.5 sq m
 Outbuilding = 1142 sq ft / 106 sq m
 Total = 3538 sq ft / 328.6 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) and EN15194:2012.
 Produced for Winkworth, 2023/9/15/2024



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	6	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

