



Crossways Cottage



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Wonham, Bampton, Tiverton, Devon EX16 9JZ

Bampton 2 miles, Tiverton 9 miles, M5(J27)/Tiverton Parkway Station 14 miles.

A beautifully presented family home with attractive south facing gardens in a rural location.

- Period Property
- Spacious Accommodation
- 2 Bathrooms
- South Facing Landscaped Gardens
- Modernised Throughout
- 3 Double Bedrooms
- Driveway and Double Garage
- Outbuilding With Potential STP

Guide Price £750,000

SITUATION

The property is situated in a rural location close to the picturesque market town of Bampton, which provides a wide range of shopping amenities and services including a primary school, doctors surgery, post office, butchers, bakers and award winning restaurants.

Dulverton, Exmoor National Park and Wimbleball Lake are all within a twenty minute drive.

Tiverton boasts both private and state schooling, major banks and building societies, and shops catering for a variety of needs. There is access to the M5 at Junction 27, alongside which lies Tiverton Parkway Station.

DESCRIPTION

Crossways Cottage is a superb Victorian home with a rich history dating back to the late 1800's, originally being the gardener's cottage for Wonham House. The property offers versatile accommodation and benefits from glorious south facing gardens, with driveway parking for several vehicles and a double garage. There is also a detached outbuilding with potential to provide further accommodation subject to the necessary consents.



ACCOMMODATION

The entrance hall opens into a central reception room giving access to a study, cloakroom and snug with feature fireplace and inset electric fire. Open plan from the snug is the dual aspect kitchen/dining room, with doors opening to the gardens. The kitchen features bespoke handmade base and wall units with granite work surfaces and integral fridge/freezer and dishwasher. There is also a Heritage range cooker, which provides hot water and heating for the property. A further utility room has space and plumbing for a washing machine, dishwasher and additional fridge/freezer. The spacious sitting room is triple aspect, with views across the garden and a fireplace with inset wood burner.

Also on the ground floor is a double bedroom with en suite bathroom. There are two further large double bedrooms on the first floor, with the principal bedroom benefitting from built in wardrobes and views across the gardens. The family bathroom offers a modern suite including a bath and separate walk-in shower.

OUTSIDE

The property is approached through electric gates and benefits from driveway parking for several vehicles, as well as a double garage with power and electric roller door.

The south facing landscaped gardens are a particular feature of the property, with several seating areas and an array of mature plants, trees and shrubs. There is also an enclosed vegetable patch, storage shed and pedestrian access to the driveway.

Adjacent to the property is a detached two storey outbuilding, formerly the groom's cottage, with potential to convert into further accommodation subject to the necessary consents.

SERVICES

Mains electricity. Private water and drainage. Oil fired central heating.

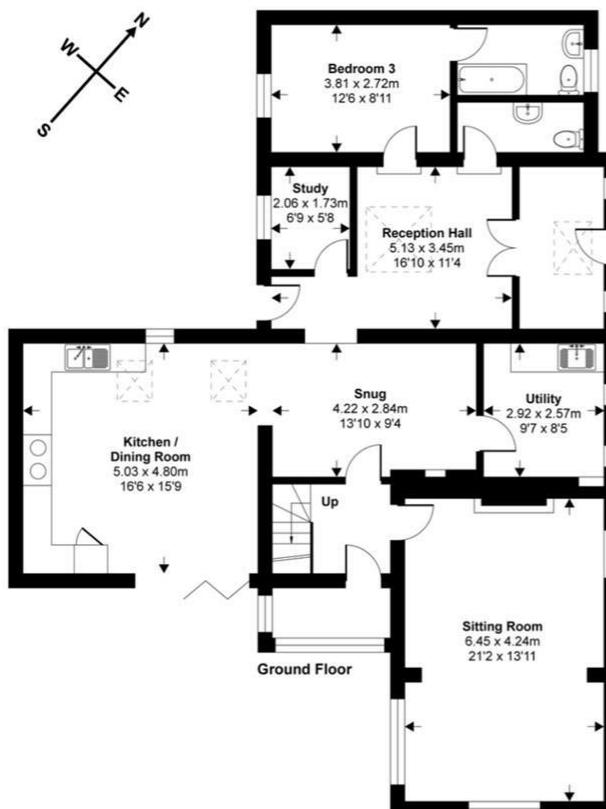
VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

From Tiverton take the A396 north towards Bampton, passing through Cove. On reaching The Exeter Inn, take the first exit at the roundabout signposted to Dulverton. Continue for 2.5 miles, at the next junction turn right to remain on the A396, and continue straight over the crossroads signposted to Dulverton and Minehead. Continue for 0.8 miles and turn sharp right at Wonham Cross. After 0.3 miles turn left opposite the farm buildings onto Oldbarn Lane and the property will be found immediately on the left.



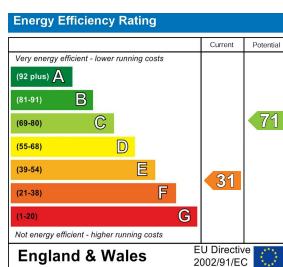


Approximate Area = 2231 sq ft / 207 sq m (includes garage)
Limited Use Area(s) = 34 sq ft / 3 sq m
Outbuilding = 430 sq ft / 40 sq m
Total = 2695 sq ft / 250 sq m
For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2021.
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