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2 Murley Cottages



## 2 Murley Cottages, Uplowman, Tiverton, Devon, EX16 7HB



### SITUATION

The property is situated near the much sought-after village of Uplowman, which benefits from a parish church, popular primary school, public house and sports/village hall with playing fields. Uffculme, situated about 5 miles away, has a highly regarded secondary school for which this property is within the catchment area. The old market town of Tiverton offers a wide variety of amenities, including both private and state schooling, banks, supermarkets, a sports complex and hospital. The village of Sampford Peverell is about 2 miles and provides basic amenities and access to the M5 Motorway at Junction 27. Beside Junction 27 is Tiverton Parkway railway station on the London Paddington line, with trains taking approximately 2 hours to London.

### DESCRIPTION

2 Murley Cottages is a delightful and attractive property nestled in an enviable rural location just north of the village of Uplowman. The property originally built as a farmers cottage is now being sold with no onward chain with an excellent garden and offers an opportunity for a purchaser to create an idyllic cottage in the countryside.

### ACCOMMODATION

The ground floor features ample reception space, with a dual aspect sitting room enjoying views across the surrounding countryside. The kitchen/ dining room has an array of wall and base kitchen units with space for appliances as well as a Stanley oil fired stove, with space for a dining room table. In addition, there is a separate utility room with access to the rear of the property.

On the first floor are three bedrooms, all enjoying superb south facing views across the neighbouring countryside and down the valley towards Tiverton. To the rear of the property is the family bathroom consists of a shower over bath, wash basin and WC.

### OUTSIDE

The gardens wrap around the property providing excellent lawned garden with great potential to landscape and create a wonderful rural retreat. There is ample parking off of the farm track on the grounds of the property with an opportunity for additional parking.

### VIEWINGS

Strictly by appointment through the agents please.

### SERVICES

Shared private water and drainage. Oil fired central heating. Mains electricity.

### DIRECTIONS

From Junction 27 of the M5, take the A361 towards Tiverton and Barnstaple and take the first exit after a third of a mile signposted to Sampford Peverell and Tiverton Parkway. At the roundabout take the first exit, and proceed through the village of Sampford Peverell, upon leaving the village turn right signposted to Uplowman and Huntsham. Continue up the hill and at the end of the road turn left and continue for half a mile into the village of Uplowman. At the crossroads continue straight passing The Redwoods Inn pub on your right and continue down the hill and take the first right signposted to Staple Cross. Continue up the hill and after a mile turn right, continue on the lane for a quarter of a mile and take the first right signposted Murley Farm, proceed down the farm track and the property can be found on the left hand side.

what3words: certainty.arrive.resettle

Tiverton: 5.5 Miles M5 (J27)/ Tiverton  
Parkway Station: 4.5 Miles Exeter: 20 Miles

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An attractive former farm cottage  
in a glorious location with  
stunning countryside views.

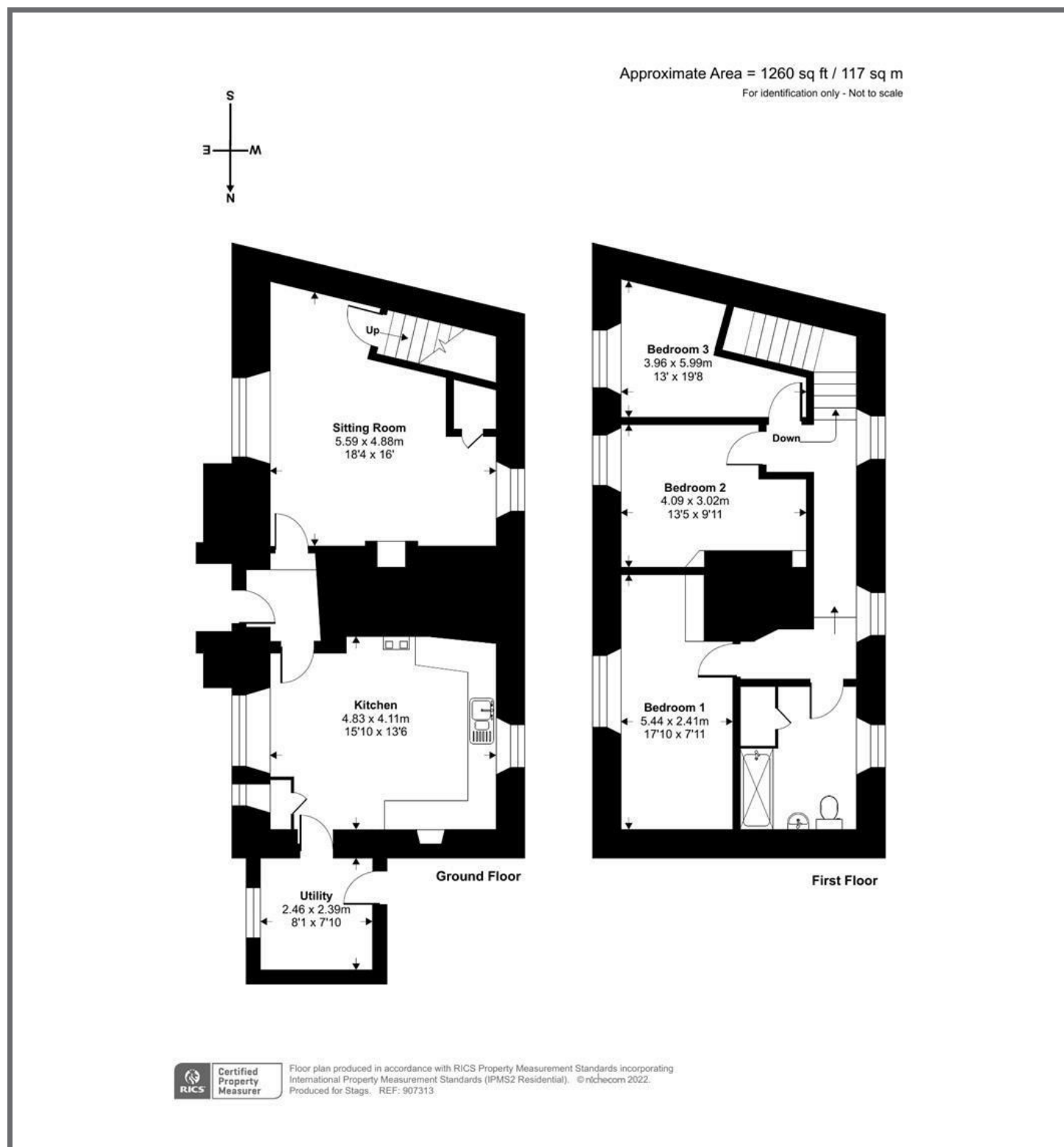
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- Superb Position
- Semi-Detached Property
- Rural Yet Accessible
- Scope for Improvement
- Two Reception Rooms
- Three Bedrooms
- Separate Utility
- Large Garden
- Council Tax Band B
- Freehold

## Guide Price £450,000







These particulars are a guide only and should not be relied upon for any purpose.

19 Bampton Street, Tiverton, Devon, EX16 6AA



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(45-48) F	28	
(35-44) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

01884 235705  
tiverton@stags.co.uk

stags.co.uk