



Apple Tree House







# Apple Tree House

Cove, Tiverton, , EX16 7RS

Bampton 2.5 miles | Tiverton 5 miles | M5 (J27) 11 miles | Exeter Airport 27 miles

A recently modernised and improved detached family home offering spacious accommodation, delightful garden, garage and excellent access to Tiverton and the surrounding areas.

- Modernised & Improved Detached Home
- Spacious Sitting Room & Sun Lounge
- Utility and WC
- Garage & Ample Parking
- Council Tax Band E
- Four Bedrooms. Two Bathrooms
- Refitted Kitchen/ Dining Room
- Garden with Countryside Views
- Good access to Tiverton & M5 (J27)
- Freehold

Guide Price £650,000

## Stags Tiverton

19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705 | [tiverton@stags.co.uk](mailto:tiverton@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

## SITUATION

The property is situated in the village of Cove, which benefits from a village hall and a popular garden centre. The nearby small town of Bampton, 2.5 miles, offers a generous range of facilities including schooling, a doctors' surgery, individual shops, public houses and restaurants. Exmoor National Park is not far, with its rugged countryside and splendid wildlife.

Tiverton is 5 miles and has a good range of shopping, schooling and recreational facilities including a modern district hospital, 18-hole golf course, and sports centre. There are schools for all ages including Blundell's School, which offers discounts to local pupils. Junction 27 of the M5 is approximately 11 miles distant alongside which lies Tiverton Parkway Station.

To the south, lies the cathedral and university city of Exeter offering a much wider range of amenities for the surrounding communities.

## DESCRIPTION

Apple Tree House is a charming detached house that has recently undergone modernisation and improvements with a refitted kitchen/dining room and addition of a sun lounge as well as new windows. The property combines generous accommodation and an attractive garden with a rural setting, while remaining within easy reach of major road and rail networks.

The house extends to over 2000 SqFt, providing versatile living space, well-suited to families or those seeking a country retreat.

## ACCOMMODATION

The front door opens into a welcoming and well-proportioned entrance hall with cloakroom and stairs rising. The generous, dual aspect sitting room leads into a bright and spacious sun lounge overlooking the garden. The kitchen/dining room provides a spacious family hub, recently refitted with a range of stylish modern units and a central island. This is complemented by a separate study, located off the entrance hall and utility room leading off the kitchen, with separate WC.

The spacious first floor landing gives access to all bedrooms and the family bathroom. The master bedroom enjoys views to the rear and benefits from a large modern en suite shower room. The remaining three bedrooms are served by the family bathroom providing corner shower unit, bath, vanity units with inset wash basin and WC.





## OUTSIDE

The property is approached over a large driveway offering a turning and parking area, giving way to the garage beyond, providing additional parking or a workshop space.

The garden surrounds the property with flower beds and pathways to the front. To the rear, the garden is mainly laid to lawn with a raised deck running off the sun lounge which provides the perfect seating and entertaining space. The garden is surrounded by fencing and hedging, enjoying an outlook to the rear across the valley to woodland beyond, whilst having the advantage of a high degree of privacy.

## AGENTS NOTE

A right of way runs across part of the driveway for the neighbour.

## SERVICES

Mains electricity and water. Private drainage via Septic Tank. Oil Fired Central Heating. Ofcom predicted broadband services – Standard available.

Ofcom predicted mobile coverage for voice and data: Externally (variable) -EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council. Cove Conservation Area.

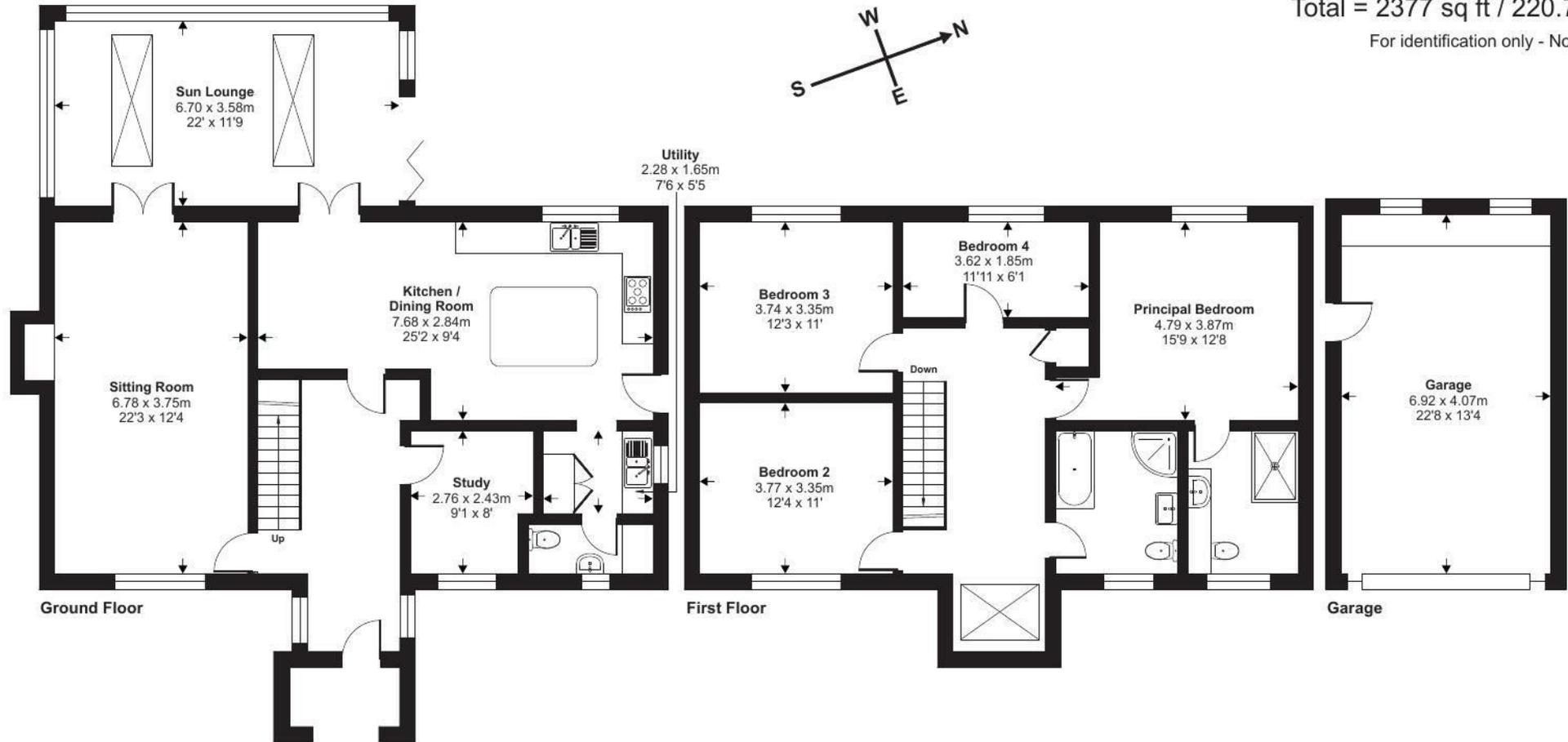
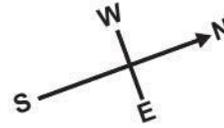
## VIEWINGS

Strictly by appointment with the agents please.

## DIRECTIONS

From Tiverton, take the A396 north towards Bampton. After approximately 4 miles, after entering the village of Cove, the property can be found on the left-hand side just after the junction.

Approximate Area = 2074 sq ft / 192.6 sq m  
 Garage = 303 sq ft / 28.1 sq m  
 Total = 2377 sq ft / 220.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1349880



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		60	65
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



