



1 Pleases Row, Stockleigh Pomeroy, EX17 4AU

£385,000

HELMORES
SINCE 1699

1 Pleases Row

Stockleigh Pomeroy, Crediton

- Beautiful 3 bedroom cottage
- Amazing large garden and village edge rural views
- Separate dining room and living room
- Kitchen/breakfast room with utility/wc
- Oil fired central heating
- Ground floor study off living room
- Garden store and parking

Situated on the edge of the small Mid Devon village of Stockleigh Pomeroy, this gorgeous Grade II listed thatched cottage is not only pretty but has plenty of space inside and out. Dating back hundreds of years, the thick cob walls and thatched roof are typical of the area and this cottage is one of just three in a row. Being next to the church, it is a pretty location and with the rolling Devon hills to look out over, it is a slice of Devon without being too remote. Crediton is just a 10 minute drive, Tiverton is 20 minutes and Exeter is only 8 miles away, meaning transport and amenities are nearby.





The layout of the cottage is somewhat traditional but the room sizes are generous. The property has recently had a new ridge and flashings giving the thatch a few years before maintenance should be required. The living room and dining room both have wood-burning stoves but there is oil fired central heating as well. Off the living room is a useful study/office with door to the garden. The kitchen/breakfast room makes the most of the rear aspect and looks over the garden and onto the surrounding fields and a recently updated and useful utility/shower room/WC completes the ground floor. On the first floor, the 3 bedrooms are served by a good-sized bathroom which was updated not too long ago.

Outside, there is a parking area to the front which is common land and been used, for as far as living memory serves, by these cottages. The garden sits predominantly to the side and rear. It is mainly level and has amazing views to enjoy at all times of the year. There are lawns and pathways, established plants and shrubs and plenty of room to grow your own vegetables. See notes below regarding access over the garden.

Agents notes: The parking at the front of the house is common land and frequented by No's 1 & 2 so there are no "owned" spaces.



No.2 has a pedestrian right of way from the side gate to their garden gate which buyers should be aware of. It maybe possible to lessen the impact of this right of way by creating a more private access and even purchasing a small (1m) strip of the adjacent field to help create this. This, however, is for a buyer to investigate.

Please see the floorplan for room sizes.

Council Tax: E (Mid Devon)

Utilities: Mains water, electric, telephone & broadband

Drainage: Private drainage

Heating: Oil fired central heating

Listed: Yes – Grade II

Tenure: Freehold

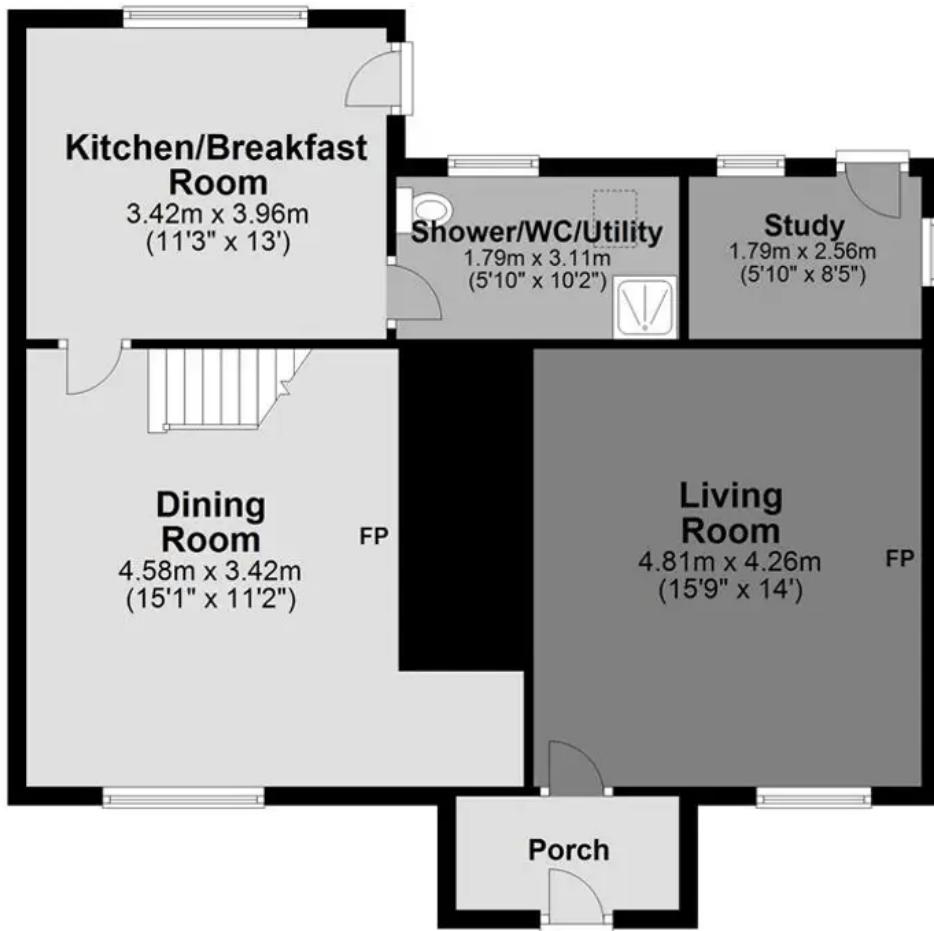
DIRECTIONS : From Crediton, head towards Bickleigh (Tiverton) and after approx. 3 miles from leaving Crediton, take the first right sign you see which points to Stockleigh Pomeroy. Proceed to the top of the lane and you'll see the church on your left. The entrance to the property is immediately before the church on the left.

STOCKLEIGH POMEROY is a small village in Mid Devon approx. 4 miles from Crediton and 8 miles from Tiverton. The larger village of Cheriton Fitzpaine is approx. 2 miles away with an excellent farm shop, community shop, primary school and 2 pubs.



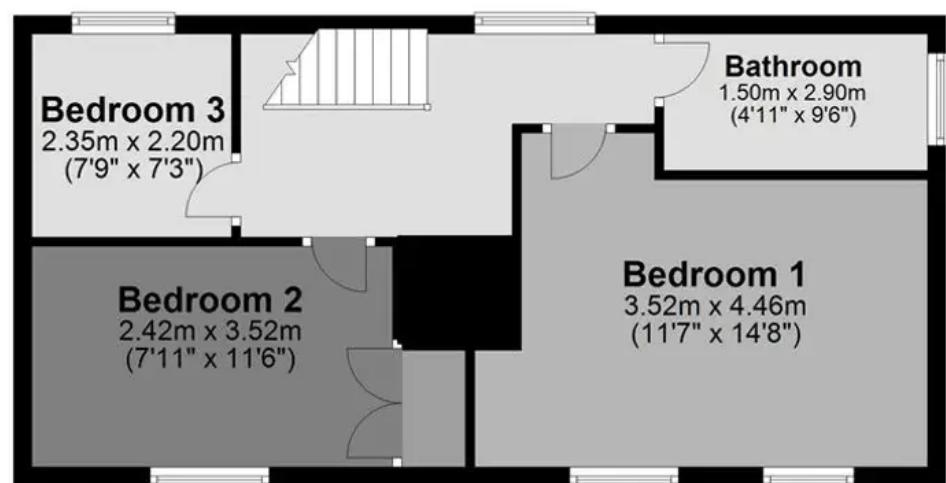
Ground Floor

Approx. 65.1 sq. metres (700.9 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.2 sq. feet)



Total area: approx. 111.8 sq. metres (1203.1 sq. feet)

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