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Post Cottage

## Post Cottage, Clayhanger, Tiverton, Devon, EX16 7NY



Bampton 6 miles. Wiveliscombe 5 miles.  
Wellington 11 miles. M5 J27 7 miles

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A lovely extended character cottage with period features in the heart of the village with 4 bedrooms and country views

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- Character Cottage
- 4 Bedrooms
- Kitchen/Breakfast Room
- Sitting Room with Period Features
- Vaulted Dining Room
- Family Bathroom
- BBQ Lodge
- Large Garden and Views
- Freehold
- Council Tax Band E

Guide Price £699,995



### SITUATION

Post Cottage is situated within the heart of the village which is set amongst lovely open countryside providing footpaths and bridleways. Within the village there is a church and local WI group. There are local amenities at Stawley including a primary school, church, village shop and post office. An excellent selection of facilities in the nearby towns of Bampton approximately 6 miles and Wiveliscombe 5 miles. The M5 motorway is accessible at junction 27 being approximately 7 miles from the property with Tiverton Parkway railway station alongside which has an intercity rail link to London Paddington.

### DESCRIPTION

A lovely extended character cottage which was remodelled in 2017, with locals believing that parts of the property are the oldest within the village. The accommodation comprises a large spacious family living area of kitchen/breakfast room, a sitting room, snug, vaulted dining room and 4 bedrooms and family bathroom. The property is set within its own gardens with country views.

### ACCOMMODATION

Through the front door into the entrance hall with tiled floor leading into the spacious modern double aspect kitchen/breakfast room with a central island, bespoke hand built solid wood base units with quartz top solid over and integrated dishwasher, full standing fridge, separate freezer and wine cooler, space for range cooker, double Belfast sink and views to the rear. Cloakroom with shower, low level WC and wash hand basin. Door to the side. Stairs rising to the first floor with cupboard under. Through to the dining room with an oak exposed vaulted ceiling with Velux windows, French doors leading out to the rear garden and patio. Snug with windows to the front of the property, feature beams and bread oven and a double sided wood burner also accessible from the sitting room which is a spacious room with feature beams and windows to the front and rear of the property. The ground floor benefits from underfloor heating with tile and carpeting over.

On the first floor, Bedroom 1 is a large double aspect room with vaulted ceiling, access through a trap door leading down to the snug and also through the family bathroom consisting of a luxury free standing bath, low level WC and basin top wash hand basin. The landing leads to the 3 further bedrooms with bedrooms 2 and 3 having sliding doors between, creating a large bedroom if needed. Bedroom 4 with triple aspect windows to the front and rear of the property and a built in cupboard.

### OUTSIDE

To the rear of the property is a patio and seating area, a large lawned area with countryside views and a Bar-b-que lodge ideal for entertaining. The end of the garden is enclosed, with a vegetable area and a chicken run. There is also a wood store and gated access to the side. A gravelled drive to the side with parking.

### VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

### DIRECTIONS

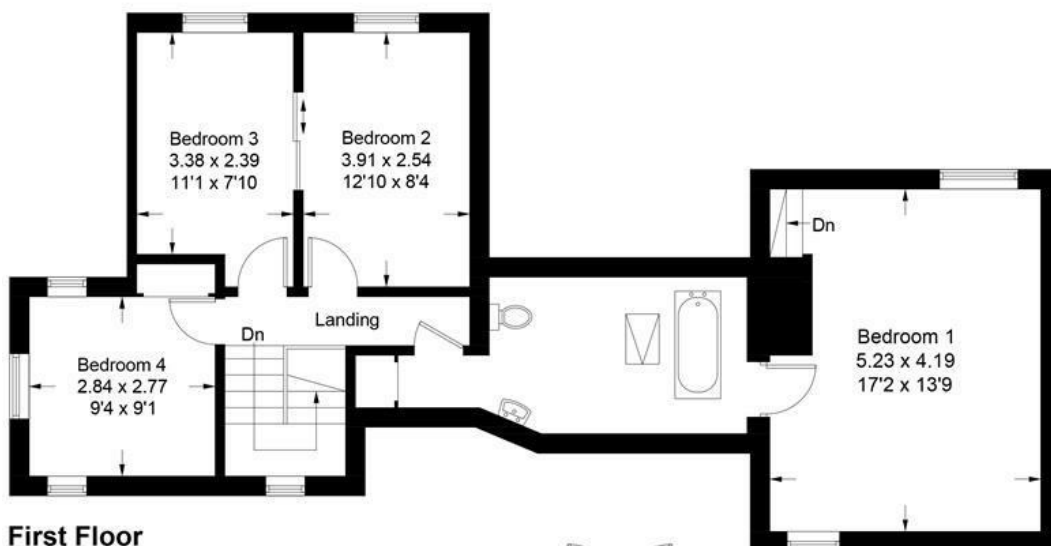
DO NOT RELY ON SATNAV!  
From Wellington head north passing through Milverton to the roundabout with the B3227. Take the first turning left towards Wiveliscombe. Continue through Wiveliscombe and onto Waterrow passing the Rock Inn public house and after a further 2 miles turn left at Venn Cross signposted Clayhanger. Proceed for a short distance turning right, signposted Clayhanger and stay on this lane through the village and Post Cottage will be found on the left opposite The Old Chapel.

### SERVICES

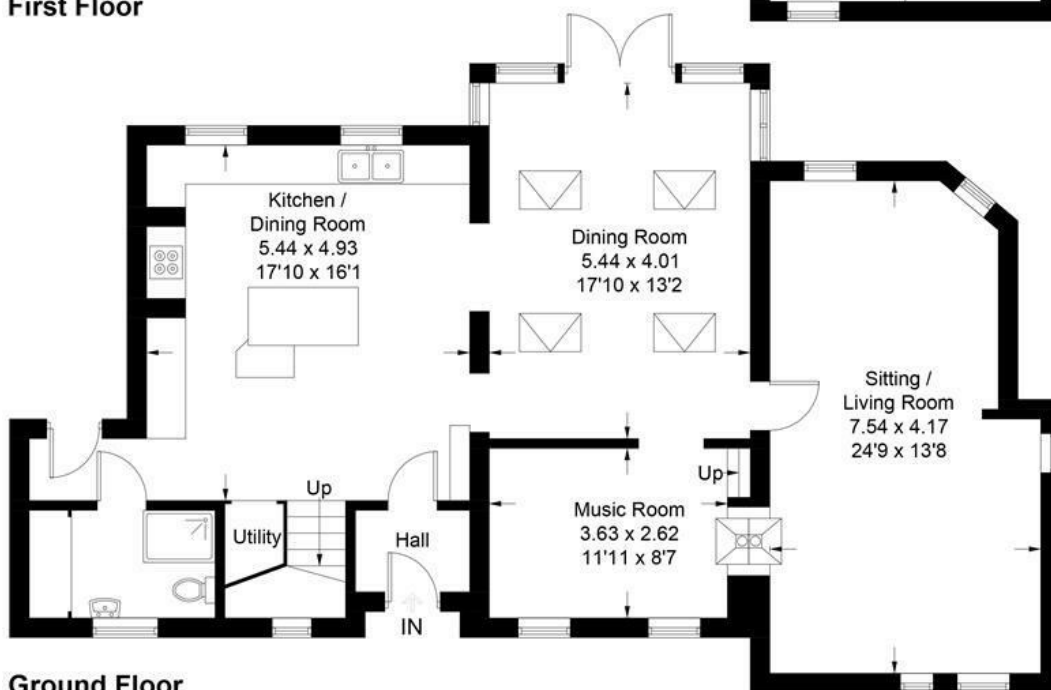
Mains water and electricity. Private drainage. Oil fired heating.



Approximate Gross Internal Area = 175.9 sq m / 1893 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID692570)

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

7 High Street, Wellington, Somerset, TA21 8QT



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		78
81-91 <b>B</b>		
69-80 <b>C</b>		60
55-68 <b>D</b>		
49-54 <b>E</b>		
41-48 <b>F</b>		
35-39 <b>G</b>		
1-34		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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