



Carmelmead Cottage, Oldways End



Carmelmead Cottage,

East Anstey, Tiverton, EX16 9JQ

Dulverton 4 Miles. South Molton 11.5 Miles. Tiverton 11.8 Miles

A beautifully presented, semi-detached cottage, with three bedrooms, a driveway providing ample parking and a large well maintained garden. All enjoying stunning rural views on the edge of Exmoor National Park. EPC: E.

- Peaceful hamlet location
- 3 Double bedrooms
- Ample parking
- Modern kitchen
- Stunning views
- South facing garden
- Stone built potting shed
- Freehold
- EPC: E. Council Tax: C.

Guide Price £390,000

SITUATION

Carmelmead Cottage is situated on the edge of Oldways End, enjoying a quiet rural position on the Somerset/Devon border and just south of the beautiful Exmoor National Park. The property is surrounded by countryside and gently rolling farmland. Anstey Common is only a few minutes' drive away and offers stunning open moorland scenery, with exceptional opportunities for walking and riding across Exmoor.

Dulverton, approximately four miles away, is well known as the 'Gateway to Exmoor' and provides a good range of amenities including a variety of shops, post office, chemist, doctors', veterinary and dental surgeries. Communications are excellent, with easy access to the A361 North Devon Link Road, connecting to the M5 at Tiverton (J27) and fast mainline rail services to London from Tiverton Parkway.

DESCRIPTION

Carmelmead Cottage is a character, semi-detached period home which is beautifully presented and offers flexible accommodation, the property blends characterful charm with modern comfort. Complimenting the property is an idyllic garden, ample parking and a stone potting shed, all surrounded by countryside views.



ACCOMMODATION

Entering the cottage through the front door, you are met with the modern kitchen with practically fitted wall and base units, an integrated oven and induction hob, plumbing for a dishwasher and space for a fridge/freezer. Following on from the kitchen is the spacious sitting room with a brick fireplace and fitted with a wood burner, there is a large storage cupboard in the living room and also a fitted bench seat with additional storage underneath. Through a sliding door, is the dining room which is a generous size and provides direct access to the garden. Off the dining room is a convenient office. Also on the ground floor is bedroom 3, which is a generous double and has a large storage cupboard with plumbing for a washing machine. The ground floor is completed with a modern shower room.

Upstairs is the principle bedroom which is a spacious and light room with practically fitted cabinetry and enjoys stunning views. Bedroom 2 is a double bedroom, also complimented by beautiful views. The family bathroom consists of a bath, a walk in shower, a basin and unit with storage and a WC.

OUTSIDE

The property is approached by a private driveway which provides parking and has been well maintained with tidy hedges and attractive shrubbery. The south facing garden is a spectacular feature of the property and consists of a patio, a pond and several areas for outdoor dining and entertaining including a beautifully built gazebo. At the far side of the garden, there is a large vegetable patch and a poly tunnel with raised beds and a further flat area of lawn with a wild flower meadow. There is a brick built potting shed, perfect for storage and/or a workshop.

SERVICES

Mains electricity and water. Private drainage, type and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. Oil-fired central heating. Broadband and mobile data services available. (OFCOM 2026).

Local authority: North Devon Council.

VIEWING

Strictly by appointment with the agent please.

DIRECTIONS

From Dulverton, leave the town heading east on the B3222, shortly after turn left on to 'Andrew's Hill' signposted towards South Molton. Continue on this road for approximately 3.5 miles, then turn right towards Oldways End. Upon reaching the hamlet of Oldways End, turn left and Carmelmead Cottage will be found shortly on your right hand side.

WHAT3WORDS

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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)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	46	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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