



Oakford, Tiverton, EX16 9EN

A very well presented three-bedroom terraced country cottage set in an idyllic woodland location, featuring the added charm of river frontage.

Winkworth

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DESCRIPTION:

This charming south-facing terraced cottage offers a delightful countryside escape, nestled in a picturesque woodland setting with three bedrooms, river frontage, and private parking.

The property is a beautifully presented stone-built mid-terrace cottage with hardwood double-glazed windows throughout. The ground floor welcomes you with an entrance hall leading to an open-plan kitchen and sitting room. The sitting area features a cozy wood-burning stove, while the spacious kitchen is equipped with oak units, a breakfast bar, an oven with induction hob, a fridge, and a dishwasher.

Additionally, the ground floor has a cloakroom and a practical utility area with a sink, washing machine, and access to a small rear courtyard. Upstairs, you'll find three well-proportioned bedrooms served by a modern bathroom complete with a shower over the bath, pedestal basin, WC, heated towel rail, and an airing cupboard.

OUTSIDE:

Outside, the property boasts a gravelled parking area at the front. Steps lead down to the river, where you can enjoy private river frontage, ideal for relaxing by the water or exploring the possibility of installing a small hydro generator. There is also a timber storage shed for logs. The house benefits from a right of access via a 2WD-accessible track.

Surrounded by ancient woodland teeming with wildlife and birdsong, this cottage offers a serene and secluded retreat for those seeking true tranquillity. And to fully embrace the peaceful environment, the house has the option to extend the decking at the front of the property—perfect for relaxing in the sun and taking in the beautiful woodland and river views.

Townwood House is located in the tranquil, tree-lined valley of Iron Mill Stream, just one mile from the quaint village of Oakford. Oakford is home to a lovely old Parish Church, a welcoming pub, and a village hall. Despite the cottage's peaceful, rural location, it remains conveniently positioned only 3 miles from the vibrant village of Bampton, where you can find popular pubs, eateries, independent shops, a primary school, and a doctor's surgery. Tiverton, with a wider range of facilities, is only a 15-minute drive away, while the M5 (junction 27) is accessible in just 10 minutes. This region is renowned for its outstanding natural beauty, with the stunning Exmoor National Park just 3 miles to the north, offering breathtaking landscapes of wooded valleys and heather moorlands, perfect for nature lovers and outdoor pursuits.

Council Tax: Band B - Mid Devon

Services: Mains electric, Water by way of a spring and rainwater harvesting system. Drainage by way of a shared septic tank. Underfloor heating downstairs.

Broadband: Superfast Fibre Broadband Available Within This Postcode, (checked on Openreach 18.09) Fibre to the cabinet.

Mobile Signal: You are likely to get Limited coverage. (checked on Ofcom 18.09)

Tenure: Freehold

Directions: - Using the what3words app, search:-
miracle.spokes.talkative



AT A GLANCE:

- Terraced Property
- Entrance Hall
- Open Plan Lounge/Kitchen/Dining Area
- Wood Burner
- Utility Area
- Three Bedrooms
- Parking
- River Front
- Woodland Views

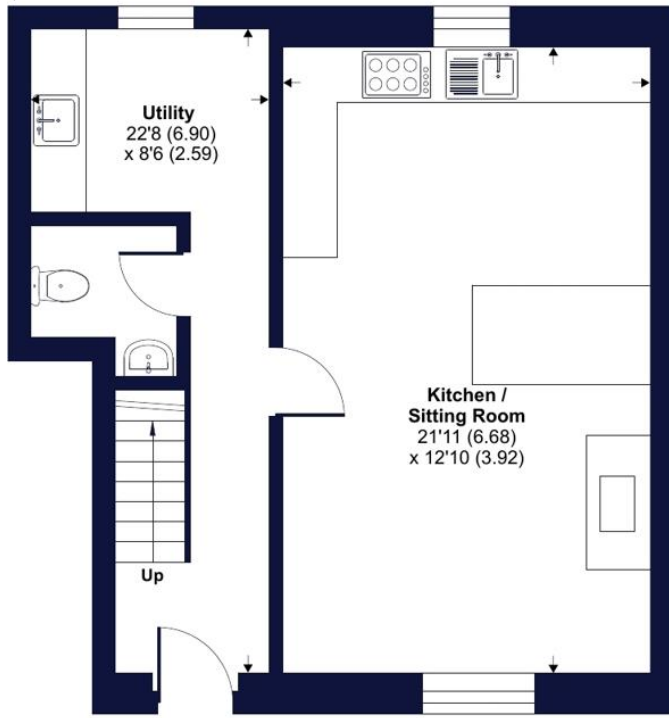
PROPERTY INFORMATION:

- Freehold
- Council tax Band: B
- Mains electric, gas, water and drainage.

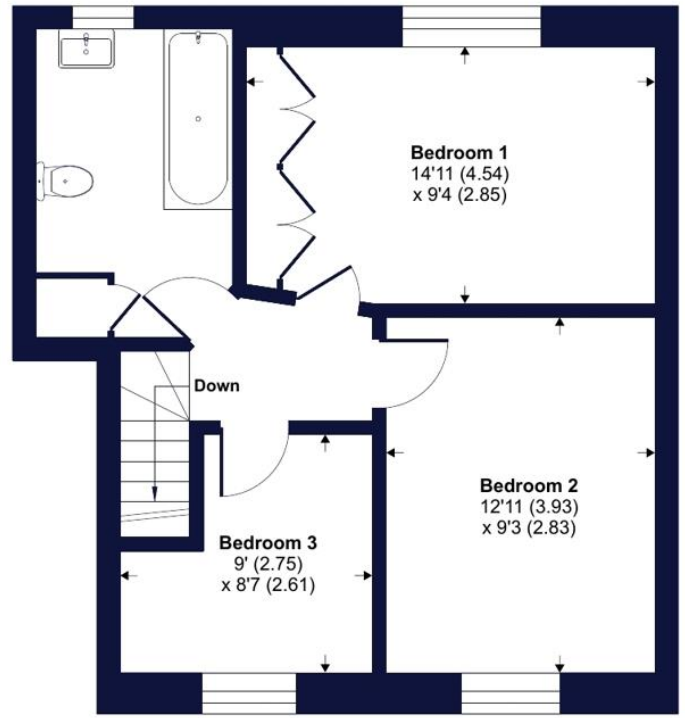
Townwood House Oakford, Tiverton, Devon, EX16

Approximate Area = 932 sq ft / 86.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1184512

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			110
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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