



Rose Cottage, Woolfardisworthy, Crediton, EX17 4RY

Offers Over £650,000

HELMORES
SINCE 1699

Rose Cottage, Woolfardisworthy

Crediton

- A stunning 1600's Grade II Listed detached cottage
- Main cottage rethatched with water reed in April 2021
- Lovely quiet rural position, backing onto fields
- Accommodation exceed 170sqm / 1,950sqft
- Wonderful gardens & a paddock totalling 0.84 acres
- Generous parking & former stable block (now large garage)
- Three bedrooms, master with dressing area & en-suite
- Large living room, study/2nd sitting room, kitchen & dining room
- Downstairs cloakroom & utility room
- Scope to create internal Annexe



HELMORES
SINCE 1699



As we approach Rose Cottage, it's clear that this is a property that truly embraces its rural location. The brand new water reed thatched roof, completed in 2021, sits atop the charming detached Grade II Listed 1600s cottage, which is tucked away in a quiet and picturesque hamlet.

This gorgeous cottage boasts over 170sqm/1,950sqft of accommodation, including three double bedrooms with built-in wardrobes, a family bathroom, and an en-suite shower room to the master bedroom with its own dressing area and walk-in airing cupboard. The large study/2nd sitting room serving the third bedroom, offers great potential to be adapted to create an internal annexe.

The living room is a particular highlight, with a beautiful inglenook fireplace featuring a wood-burning stove and a cosy window seat, perfect for relaxing with a good book. The kitchen has beech worktops, a Rangemaster cooker with hood, an integrated dishwasher and fridge, and an adjoining dining area.

There's also a handy utility room and a downstairs cloakroom with WC.



This property boasts approximately 0.84 acres of land, including a large, well-maintained garden with meandering lawns, mature trees, and numerous flower beds and borders. The garden is truly breath-taking, offering a perfect spot for outdoor entertaining with a barbecue area or for peaceful relaxation. The gently flowing stream with two foot bridges adds to the tranquil ambiance, and beyond the boundary fence, you'll find stunning farmland views.

You'll also find generous off-road parking in front of the former stable block, now used as a garage and workshop with light, power, and water in place. This building offers potential to create ancillary accommodation to the main home (subject to permissions) or to keep a horse, as the previous owners did.

Across the lane, you'll find a separate paddock, fully enclosed and grassed with mature trees to the top. With the addition of a shepherds hut or similar (subject to permissions), this space would make for an amazing get-away retreat.

Rose Cottage is a must-see property, this could well be your dream home and the owners have found an onward purchase so are ready to progress swiftly.

Please see the floorplan for room sizes.

Current Council Tax: E

Utilities: Mains electric, water, telephone & broadband and modern oil-tank

Broadband: Fibre to the property (circa 70Mbps)

Drainage: Private drainage

Heating: Oil-fired central heating

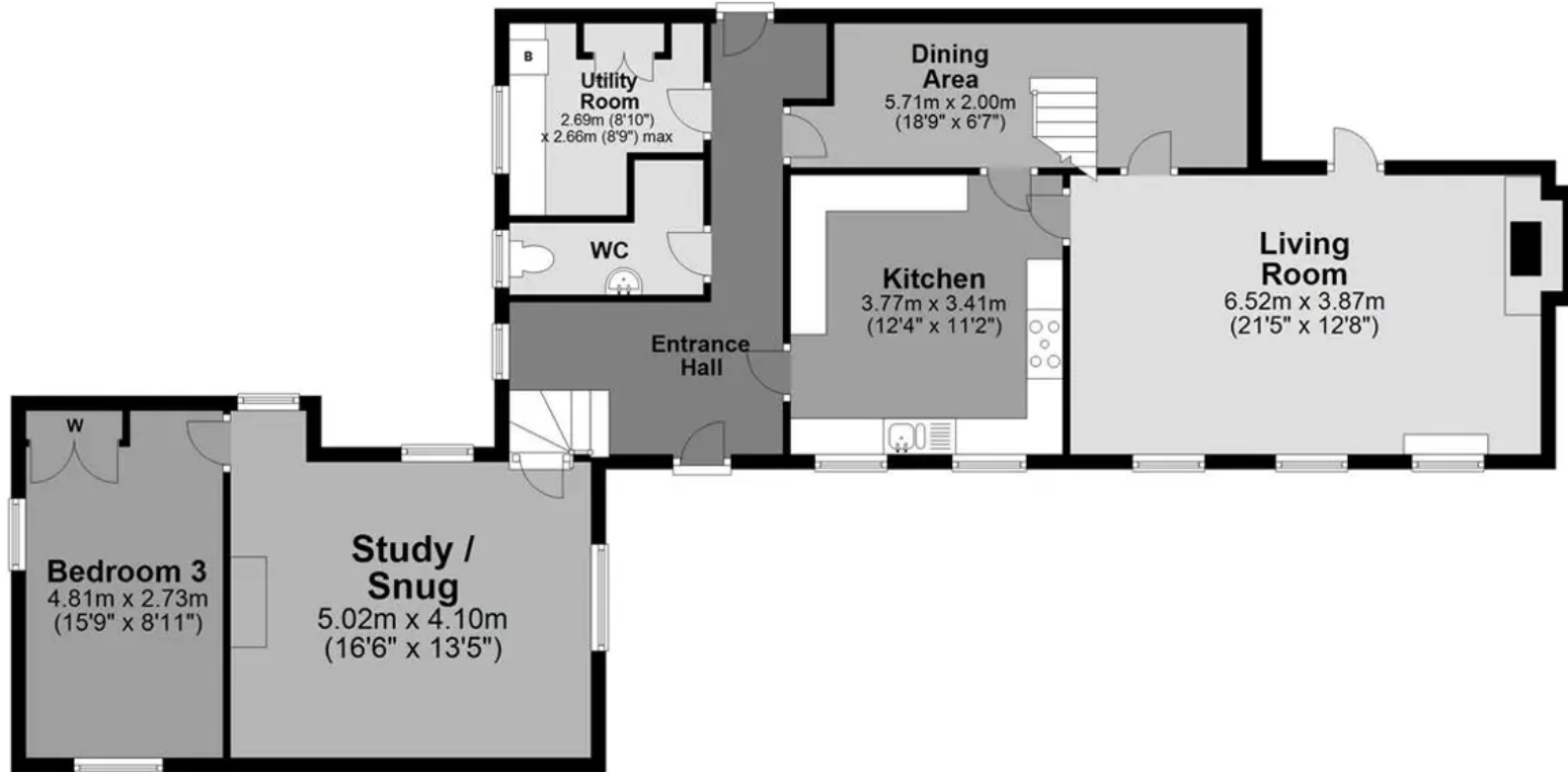
Listed: Grade II Listed

Tenure: Freehold



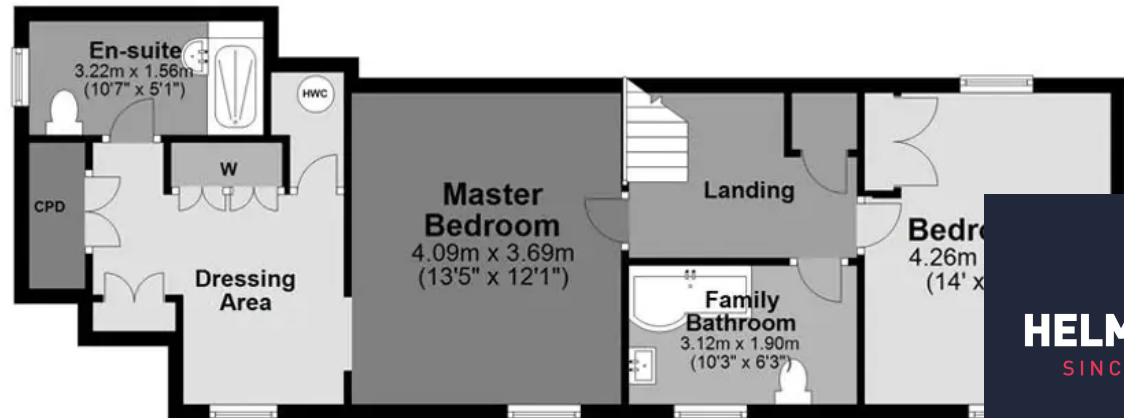
Ground Floor

Approx. 109.8 sq. metres (1181.3 sq. feet)



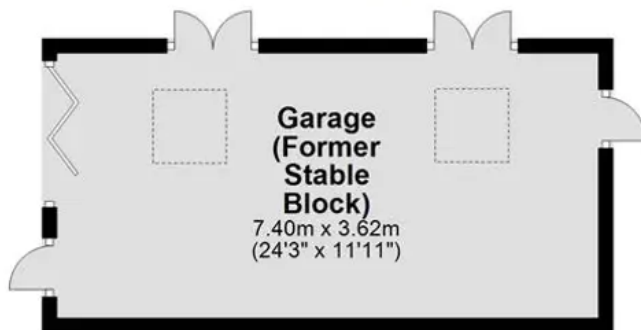
First Floor

Approx. 63.2 sq. metres (680.5 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 173.0 sq. metres (1861.9 sq. feet)

HELMORES
SINCE 1699



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.