



## Venn Cottage, Silverton, EX5 4BS

Guide Price £495,000

**HELMORES**  
SINCE 1699

# Venn Cottage

Silverton, Exeter

- Gorgeous 3 bedroom detached cottage
- No near neighbours
- Beautiful inside and out & full of character
- Stunning views over the Exe Valley
- Excellent links to Exeter and Tiverton (A396)
- Large gardens of approx. 0.5 acres
- Mains gas central heating
- Ample parking

Venn Cottage sits much closer to Bickleigh (1 mile) than the Silverton address suggests. Located adjacent to the A396 within the Exe Valley, it's a great position with easy road links into Exeter and Tiverton and there are no near neighbours, stunning views over the Exe Valley which is the foreground for some breathtaking sunsets and plenty of local walks. You can also easily check out the ancient woodland walks of Bretheridge Woods which is close to the cottage. It's also worth noting that the cottage falls within the local catchment of Blundells school which equates to lower fees too!

The cottage is Grade II Listed, thatched and was restored and extended by the former owners in about 2010 so the cottage has retained plenty of character whilst having a cosy and modern feel. The thatch on the extension was new in 2010, on the side in 2023 with the front having been done in 2020. There's the bonus of mains gas central heating and lower water charges with private water supply





and drainage. Throughout, the character shines through with a kitchen/breakfast room and dining room welcoming you from the initial entrance complete with a gas fired stove. At the rear is a door to the garden, a bathroom and a modern feeling, light living room which overlooks the garden and surrounding countryside. There are two staircases (the spiral one is more a feature these days) which lead to the first floor. Here are 3 bedrooms, all good sizes and a shower room.

Outside, the plot is approximately 0.5 acres of mainly level gardens with some outbuildings adjoining the cottage. Currently the parking area is accessed from the farm lane at the southern boundary. There is ample parking for many vehicles and a car port. A small fence and gate lead to the south facing garden, mainly lawned with several well-established trees and those stunning views out over the adjoining fields. The pathway meanders through the garden to a paved seating area and to the front door. There is further garden to the side (west) and behind (north).

If you are looking for a characterful cottage in a large plot, not isolated and with some stunning views – you won't need to look much further than Venn Cottage!

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2023/24 - £2777.40

Utilities: Mains electric, mains gas, water, telephone & broadband (Superfast Enabled within postcode)

Borehole water & private drainage (septic tank)

Heating: Mains gas central heating

Listed: Yes Grade II

Tenure: Freehold



**SILVERTON** is a large village and parish, one of the oldest in Devon – dating back to the first years of the Saxon occupation. Its location is ideal for commuting to Exeter (8 miles south) and for speedy access to the M5 at Cullompton 5 miles away. The church, in honour of 'St Mary' is a striking building, with a full set of bells, often heard ringing out. The centrepiece of Silverton is a regal and gnarled oak tree more than 1000 years old. There are two inns, 'The Lamb' and 'the Silverton Inn' – both do hearty pub lunches, and pull popular pints of ale, cider and beer. The shop is a 'Spar' mini-mart/post office, with an adjoining old-fashioned butcher's shop – delivering select cuts of meat & homemade pastries. There is also a hairdresser, for those wanting to spruce up their locks. Annually, Silverton hosts a vibrant street market, in deep summer, with a spectacular spread of local produce, arts and crafts & games for the kids The C of E primary school is a good one too, with the Ofsted report to prove it. 5 minutes drive down the road is Killerton house and gardens, an 18th Century manor, reminiscent of something from a Brontë novel. Owned by the National Trust - it has been immaculately kept inside and out.

**DIRECTIONS :** For sat-nav use EX5 4BS and the What3Words address is ///brings.share.pianists but if you want the traditional directions, please read on.

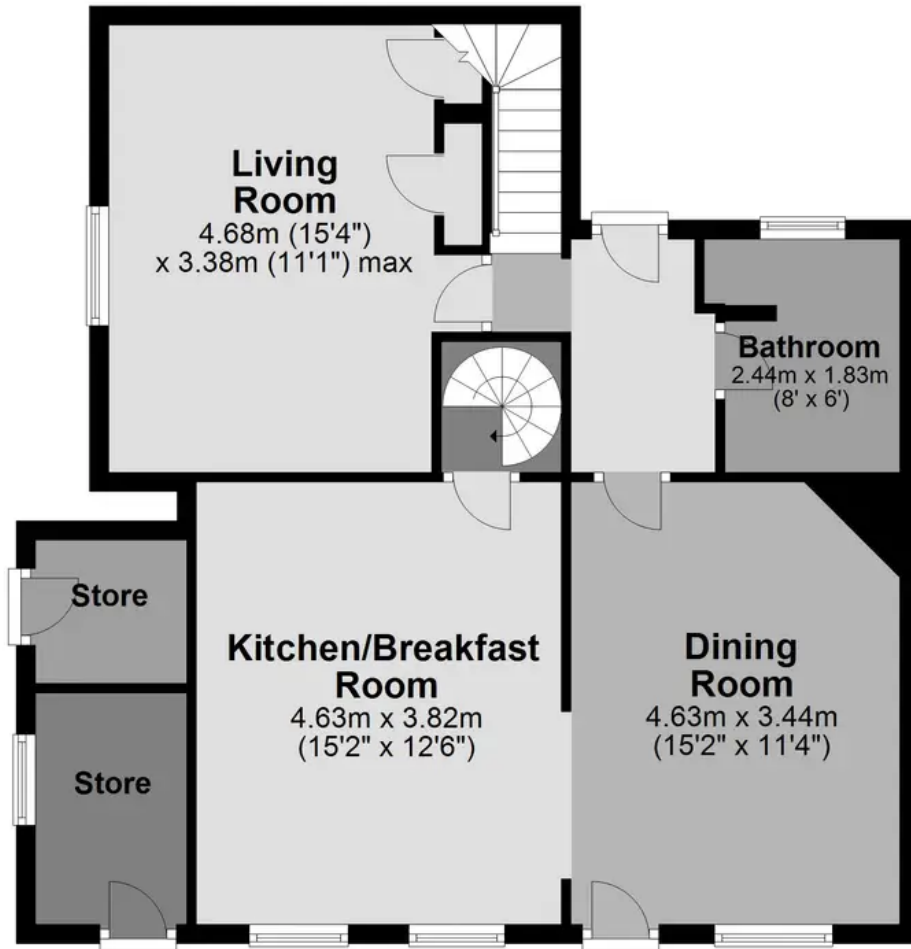
From Bickleigh (Crediton/Tiverton A377) – Head towards Exeter from Bickleigh on the A396 and after approx. 1 mile, look out for a layby on your right and immediately after this, take a right turn into a lane (marked Copenhagen Farmhouse) and then right again into Venn Cottage.

From Exeter, at Cowley Bridge take the A396 towards Bickleigh and go through Stoke Canon and Rewe. Approx 4 miles from Rewe, look out for a sign on the left marked Copenhagen Farmhouse. Continue past into the layby, turn around and approach from the other side, turn right signed Copenhagen Farmhouse and then right again into Venn Cottage.



### Ground Floor

Approx. 72.4 sq. metres (779.7 sq. feet)



### First Floor

Approx. 60.1 sq. metres (646.5 sq. feet)



Total area: approx. 132.5 sq. metres (1426.1 sq. feet)

**HELMORES**  
SINCE 1699



# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://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.