



Old Church

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Cove, Tiverton, Devon, EX16 7RX



Tiverton 5 miles - M5 motorway (J27)/
Tiverton Parkway Station 8 miles

**A beautifully presented
Grade II listed converted
Church finished to a high
standard in village location.**

- 3 Bedrooms
- En-suite & Bathroom
- Large Kitchen/Living/Dining Room
- Sitting Room
- Utility & Cloakroom
- Exposed Beams
- Outside Store/Workshop
- Garden & Parking

**Offers in excess of
£650,000**

SITUATION

The nearby small town of Bampton offers a generous range of facilities including schooling, a doctors' surgery, individual shops, public houses and restaurants. The popular Exmoor National Park is not far, with its rugged countryside and splendid wildlife.

Tiverton, an old market town, has a good range of shopping, schooling and recreational facilities including a modern district hospital, 18-hole golf course, sports centre and supermarkets etc. There are schools for all ages including Blundell's Public School, which offers discounts to local pupils.

Junction 27 of the M5 is approximately 7 miles distant from Tiverton, alongside which lies Tiverton Parkway Station, with fast trains to London Paddington. Exeter and Taunton are both within an easy driving distance, and both Exeter and Bristol international airports are within good reach.

DESCRIPTION

Old Church has been lovingly converted by the current owners to an exceptionally high standard and offers a beautiful and individual property. The Church was built in 1856 to replace the previous Chapel dated 1544. There are granite floors and underfloor heating and many character features including exposed oak beams and mesmerising stained glass windows. The gardens surround the property and extend to 0.5 acres. Countryside views can be enjoyed from the first floor.

ACCOMMODATION

A large Gothic wooden door opens into the entrance porch with built-in bench and slate flagstone floor. Solid wooden door to entrance hall with built-in storage unit/cloaks cupboard, granite floor throughout and handmade staircase to first floor. Sitting room with two striking Gothic windows to side and rear, galleried area

with storage under. Exposed beams. Book shelves. Window into hallway. Built-in unit with phone and satellite. Bedroom 3 with built-in double wardrobe and cupboards. En-suite with shower cubicle, wash hand basin, low level WC and wooden work surface. The kitchen/dining room is a beautiful room with high beamed vaulted wooden ceilings and wood panelled wall, large feature stained glass window and pulpit. Handmade oak units and work surfaces, double ceramic sink, space for gas Range cooker, extractor, wine fridge, space for American fridge freezer, plumbing for dishwasher. Built-in cupboard and dresser. Pantry with shelving. Charnwood multi-fuel stove with tiled feature behind adding to the room's eye catching features. Rear utility with boiler cupboard with shelf, plumbing for washing machine and tumble dryer, storage unit and door to outside. Cloakroom with low level WC and sink unit.

First floor landing with large glass window overlooking kitchen/living room. Master bedroom is another masterpiece space with full ceiling height and exposed beams, 2 Velux windows with views, built-in wardrobes along one wall, oak floor, access to loft space. Bathroom comprising sink with cupboard under with shelving and shaver socket, double shower cubicle, central bath, tiled floor and Velux window. Bedroom 2 with two Velux windows, oak floor and exposed beams.

OUTSIDE

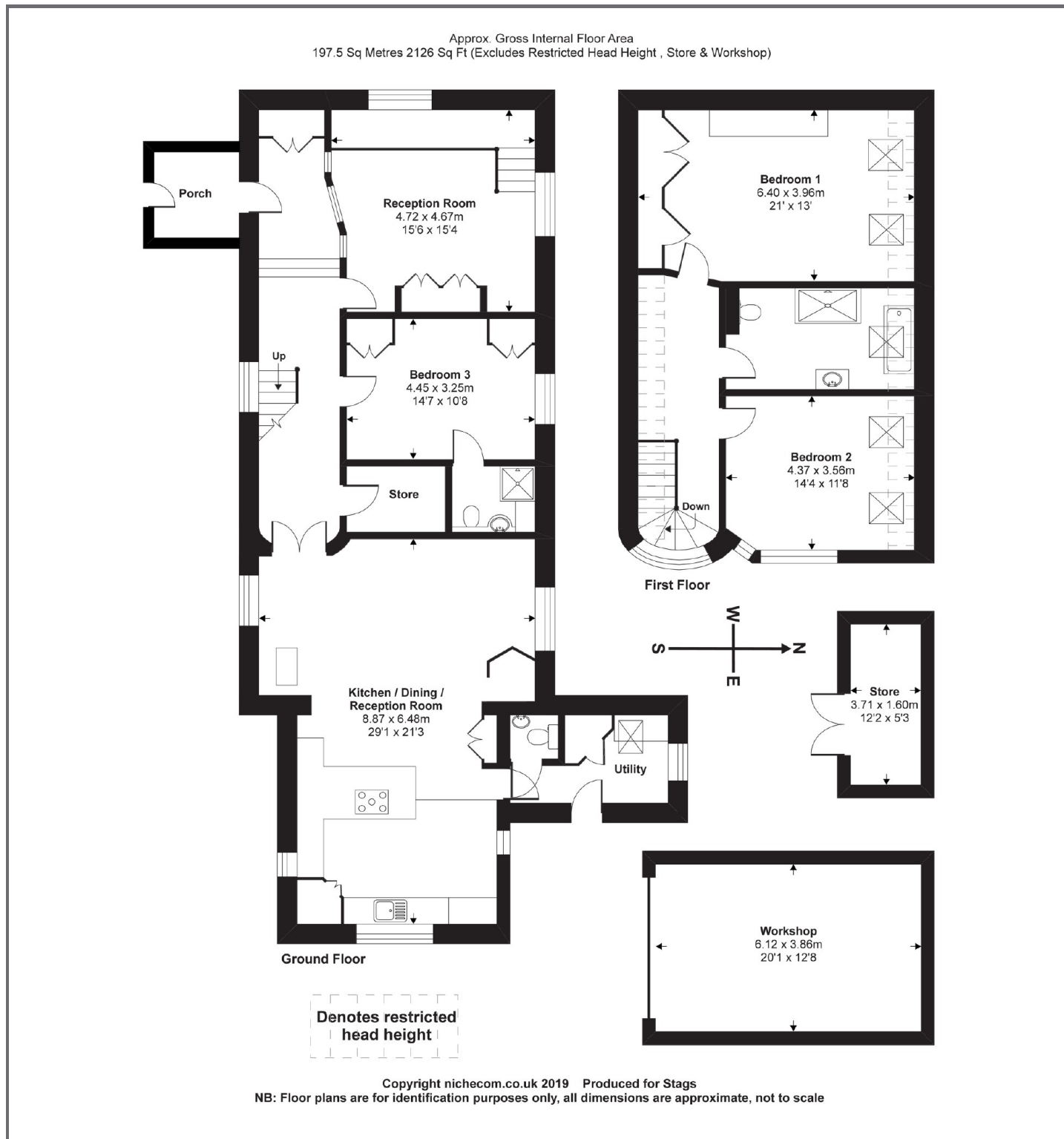
The property is approached through double gates to a turning and parking area. Handmade iron railings and double gates lead to a gravel path which leads around the property.

The garden is laid to lawn with some mature trees and bordered by hedging. Workshop with double wooden doors with power, light, water, sewerage (for potential future development subject to PP) and galleried area. Tool store/garden shed with double wooden door. Wood store. Storage area and rear entrance gate.



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



19 Bampton Street, Tiverton, Devon,
EX16 6AA

01884 235705
tiverton@stags.co.uk

stags.co.uk