



Offers In Excess Of £500,000

4 Bedroom Cottage for sale

2 Royal Oak Cottages, Westleigh, Tiverton



EweMove
SALES AND LETTINGS



Overview

Welcome to 'Royal Oak Cottages' located within the beautiful hamlet of Westleigh, one of 4-hamlets forming the parish of Burlescombe, nr Tiverton in Devon. This mid-18th century 'Public House' was renovated into 2 character cottages during the 1990s with 'No2' now being presented to market.

This versatile property can be configured to suite a number of domestic arrangements and **MUST BE VIEWED** to appreciate the flexible living accommodation.



Key Features

- NOT TO BE MISSED - MUST BE VIEWED
- NO ONWARD CHAIN
- Beautiful Mid-1800s Character Cottage
- 4/5 Double Bedrooms
- Option for 2 Self-contained 1 Bedroom Annexes
- Large Farmhouse Kitchen / Breakfast Room
- Large Utility / Boot Room
- Sauna - Gym Room
- Enclosed Mediterranean Courtyard Garden
- Driveway Parking for 2 Vehicles









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The ground floor of the original property boasts an impressive 'Farmhouse Kitchen & Breakfast Room', complete with centre island, range cooker and a large fireplace complete with log burner. On the other side of the entrance hall you'll be drawn into the cosy 'Living Room / Snug', where you will notice an Inglenook fireplace & log burner. Venture upstairs and you will be standing on spacious landing where you'll find 2-double bedrooms to your right, of which one boasts an en-suite and another double bedroom & the large modern family bathroom to your left.

Whilst on the 1st floor landing, through a "Jack'n'Jill" door, you will find the "Upper Annex". This space is perfect for the 'Master Suite' comprising of a 'Character Bedroom', with views into the courtyard garden; the potential for a large 'Walk-through Wardrobe / Dressing area' and a spacious En-suite Bathroom. However, this space may also be used as a self-contained 1-bedroom apartment, with its own entrance via the external courtyard staircase; ideal for a lodger or relative.



Back on the ground floor, off the kitchen you'll find the "Lower Annex". The 'Dining Room' has ample space for a table of 10 guests and has views into the courtyard garden via the patio doors. Beyond the dining room, you'll find a separate 'WC', a 'Wet Room' & a large 'Utility / Boot Room', perfect to wash the dogs off after a walk along the canal. Again, this space may also be used as a self-contained 1-bedroom apartment, with a functional kitchen & its own entrance via the courtyard garden; ideal for an elderly relative or assisted living.

This amazing property does not end there! After a stressful day, you'll be able to relax in your very own Sauna!

Located midway between Tiverton & Wellington, Westleigh falls within the Uffculme School catchment area & is close to all the transport links with the M5 (J27) providing quick access to the city of Exeter or the county town of Taunton, both less than 25 miles away and offering unique leisure & recreational experiences. With Tiverton Parkway railway station less than 10 miles away the bright lights of London can be reached within 2 hours.

Family Bathroom

7' 2" x 6' 1" (2.18m x 1.85m)

Master Bedroom - (Annex)

9' 9" x 18' 10" (2.97m x 5.74m)

Dressing Area - (Kitchen)

13' 9" x 8' 8" (4.19m x 2.64m)

Lounge

16' 2" x 10' 10" (4.93m x 3.30m)

Kitchen / Breakfast Room

18' 10" x 13' 1" (5.74m x 3.99m)

Bedroom 1 with En-Suite

10' 5" x 13' 0" (3.18m x 3.96m)

Bedroom 2

8' 5" x 12' 11" (2.57m x 3.94m)

Bedroom 3

7' 4" x 11' 11" (2.24m x 3.63m)

First Floor Landing

9' 4" x 10' 7" (2.84m x 3.23m)

Dining Room - (Annex)

9' 9" x 17' 11" (2.97m x 5.46m)

Utility / Boot Room

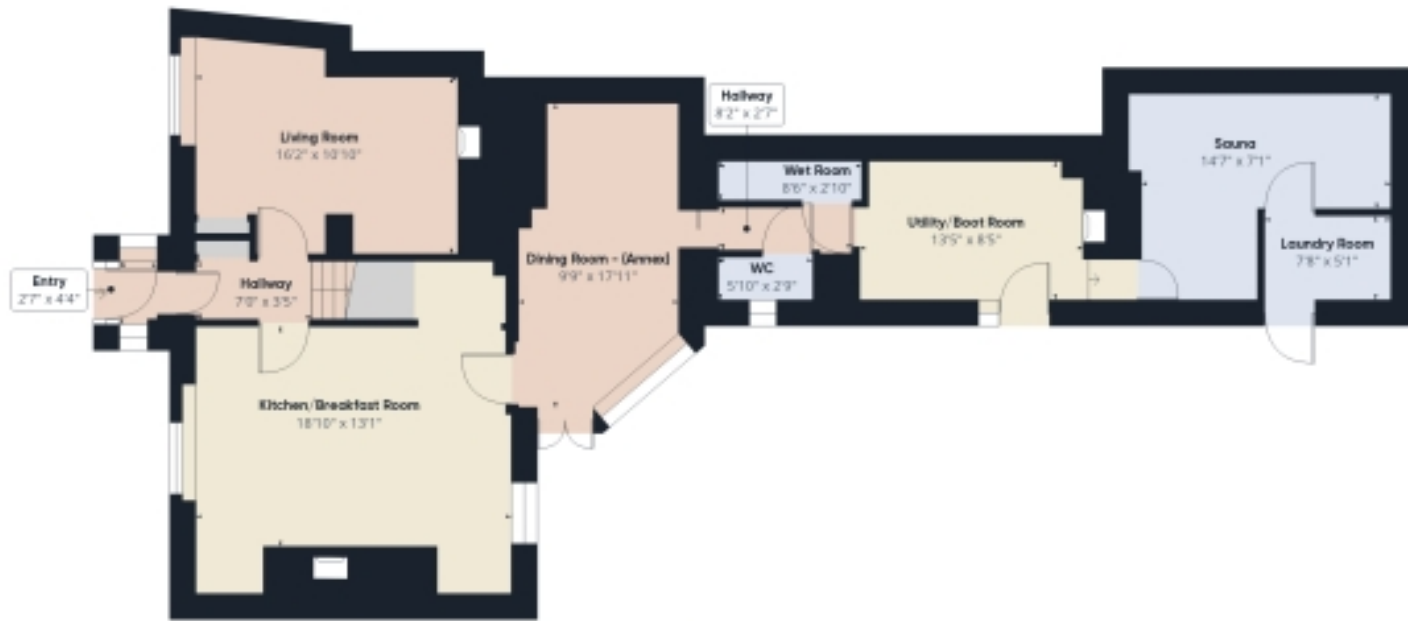
13' 5" x 8' 5" (4.09m x 2.57m)

Sauna

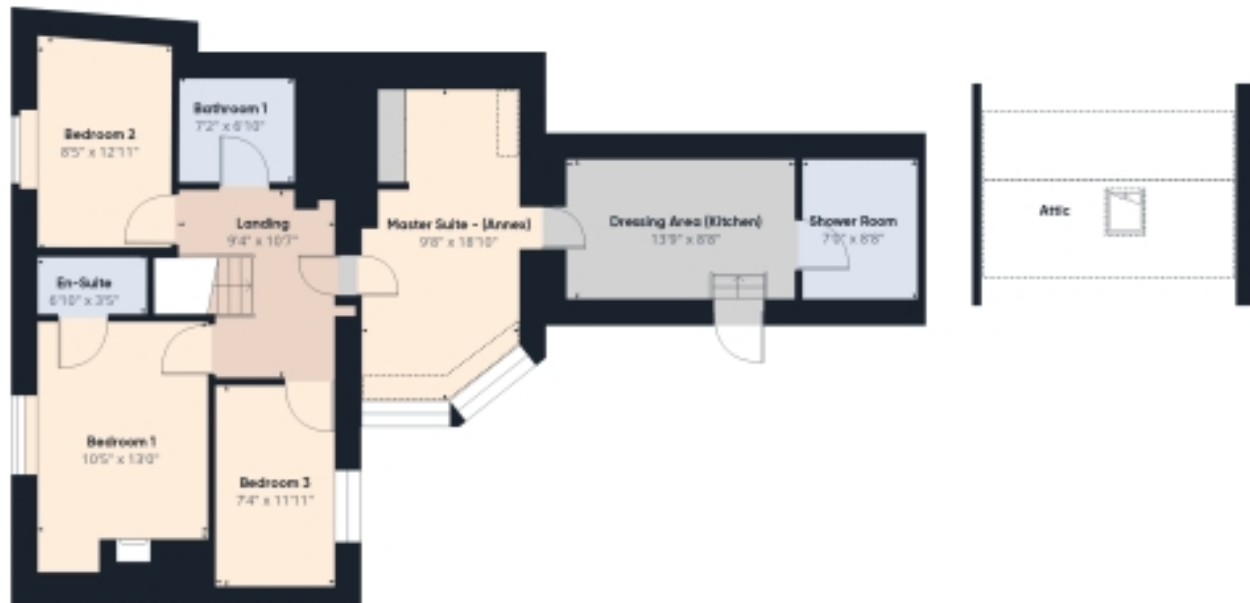
14' 7" x 7' 1" (4.45m x 2.16m)

Exterior

Floorplans



Floor 0



Floor 1

Approximate total area⁽¹⁾
1978.43 ft²

Reduced headroom
21.68 ft²

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floorplans



Approximate total area⁽¹⁾

866.16 ft²

Reduced headroom

21.68 ft²

(1) Excluding balconies and terraces

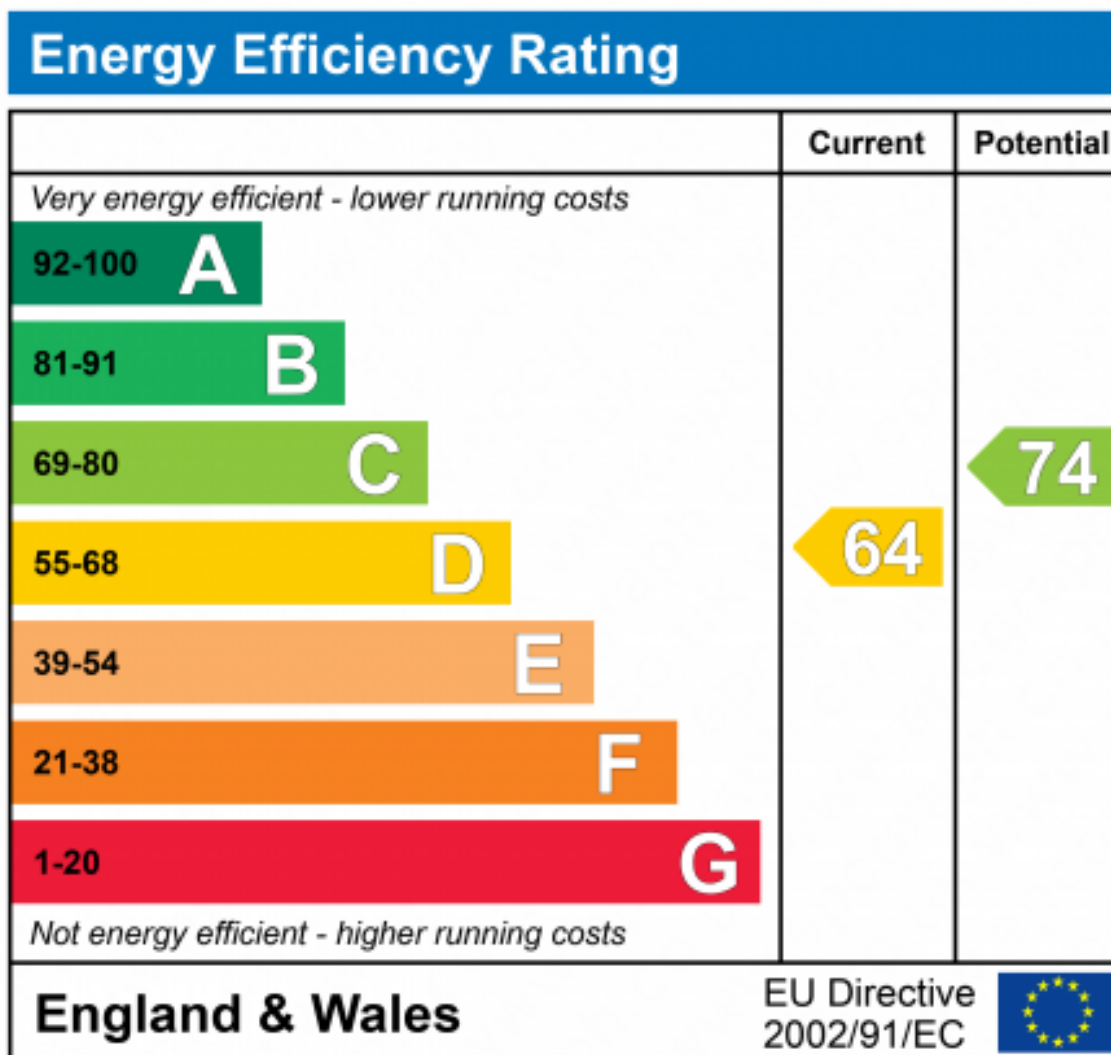
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Floorplans







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