



POST OFFICE COTTAGE

Calverleigh - Tiverton - Devon

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POST OFFICE COTTAGE AND POST OFFICE DAIRY

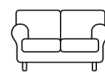
Calverleigh - Tiverton - Devon - EX16 8BD

Tiverton 2.8 miles; Tiverton Parkway & J7 (M5) 11 miles



A superb property set within this pretty hamlet to the edge of Tiverton, enjoying far-reaching countryside views, offering scope for a substantial family residence or to provide for income potential with a current self-contained annexe, with adjoining garaging, workshops and with approximately 6 acres of land

Freehold Guide Price £750,000



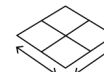
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6



2



289 sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 5 Fore Street, Tiverton, Devon EX16 6LN

Tel: 01884 243000 Email: residential.tiverton@gth.net

INTRODUCTION

Post Office Cottage and Dairy is a charming residence set within the hamlet of Calverleigh, just a short distance from Tiverton and all its local amenities. The property provides spacious and flexible accommodation, with income potential via the means of a current self-contained annexe, with a range of garaging and workshops, as well as approximately 6 acres of land with a stable block and surrounded by beautiful countryside.

DESCRIPTION

Offered to the market for the first time in over 20 years, Post Office Cottage and Dairy provides a superb, versatile property boasting a wealth of charm and character, whilst offering the scope for income potential. The property is currently set up as a four bedroom main residence and a fully self-contained two bedroom annexe. Set within a lovely countryside location, yet just a few minutes drive from Tiverton town centre, the property provides flexible accommodation throughout, with its elevated position taking full advantage of the surrounding far-reaching countryside views on offer.

POST OFFICE COTTAGE

From the front of the property, there is a **Storm Porch** front door into the **Entrance Hall** with stairs rising to the first floor. The **Study** provides a spacious reception room with front aspect, used by the current Vendors as a home-working space. A door leads into the **Dining Room** a large reception room with rear aspect via archway with sliding doors. The **Kitchen/Breakfast Room** is fitted with an extensive range of matching base and drawer units with continuous granite work surface over and ample space for table and chairs. Integral appliances include electric oven with hob over, dishwasher and under counter fridge. There is an oil-fired Rayburn supplying the heating and hot water to the property and ample space for a table and chairs. Accessed from the Kitchen and the Dining Room, the **Sun Room** provides a superb triple aspect versatile space, offering the ideal location to enjoy the views across the open countryside, with sliding doors leading to a decked balcony with steps leading down to the gardens. The **Sitting Room**



provides a front aspect reception room with central stone-built fireplace with inset woodburning stove on brick hearth. From the Kitchen, a door leads into the spacious **Utility Room**, providing space and plumbing for a washing machine and tumbler drier and additional storage facilities. The **Cloakroom** is fitted with a close coupled WC and wash basin. From the Utility Room, a pedestrian door leads into the large garage.

From the Entrance Hall, stairs rise to the **first floor landing** with large **linen cupboard**. **Bedroom 1** is a large double bedroom with front aspect and storage cupboard over the stairs. **Bedroom 4** is a double bedroom with side aspect. The **Family Bathroom** is fitted with a matching suite comprising bath with electric shower over, close coupled WC and wash basin. The **Airing Cupboard** houses the immersion tank. **Bedroom 3** is a



double bedroom with rear aspect. **Bedroom 2** is a double bedroom with front aspect.

POST OFFICE DAIRY

Formerly part of the main residence but subsequently set up to provide a two-bedroom annexe, Post Office Dairy can be used a self-contained dwelling to provide income opportunities or could be amalgamated back into the main house to form a substantial family home. Having been let out by the current Vendors for a number of years, the accommodation comprises;

Front door into **Entrance Porch** with space for coats and boots with further door into the **Kitchen**, with a rear aspect across the views

and is fitted with a matching range of wall, base and drawer units with work surface over incorporating sink unit. There is a free standing electric cooker, space for a fridge/freezer and space and plumbing for a washing machine. There is also space for a dining table and chairs. An opening leads into the **Inner Hallway** with a large understairs cupboard (this is where the property could be incorporated back into the main residence). The **Sitting Room** provides a great reception room with dual aspect and fireplace with inset woodburning stove.

From the Kitchen, stairs rise to the **first floor landing** with **storage cupboard**. **Bedroom 1** is a double bedroom with dual aspect and built-in storage. The **Bathroom** is fitted with matching suite comprising corner bath with shower attachment, close coupled WC and wash basin. **Bedroom 2** is a single bedroom with side aspect.

OUTSIDE

Approached from the main road, the property can be accessed via private driveway, providing off-road parking for multiple vehicles, leading to the adjoining garaging and workshops. There is a useful outside tap and log store situated on the driveway. The **large garage** (accessed from the Utility Room) has an up-and-over vehicular door with a pedestrian access door also providing access from the drive and is equipped with power and light. An internal door leads into the **Inner Workshop**, equipped with work bench, power, light and water, with a large sink. A further door leads to the **larger Workshop**, providing a great space for home projects, with power, light and workbenches.

Double doors from the driveway open into the **former Barn**, now used as a double garage (also accessed via the large workshop), providing an additional superb storage space with power and light and stairs rise to a mezzanine level.

From the driveway, a pathway leads along the rear of the house and meanders through the gardens, leading to the rear access staircase to the Sun Room. Enjoying views across the countryside to the rear, the gardens are well planted, with a variety of mature shrubs, plants and bushes. Steps lead down to paved patio area with brick wall, providing an ideal space for outdoor dining and entertaining, taking full advantage of the views. The well-planted borders continue throughout the garden, leading to the ‘annexe garden’. There is an expanse of lawn with hedge border and a variety of well-planted beds and shrubs. A chipping-laid pathway leads to a more productive

area, with a large vegetable bed and fruit cage. From here, a five-bar gate gives a further access to the public highway.

Situated across the road, there is a further plot of land owned by Post Office Cottage, which provides for a driveway leading to an additional double garage of timber construction, with two vehicular access doors and windows. There is currently no power or water to this building.

THE LAND

The gardens slope down to the pasture land, with two stables and a tack room block offering a variety of uses - storage or stabling perhaps. The land is predominantly set into four gently sloping paddocks, with a small tree plantation to the centre. From the stables, five-bar gates provide access to the land. Two additional five-bar gates provide access to the public highway.

SERVICES & OUTGOINGS

We understand that mains electricity and water are connected to the property.

Oil-fired central heating to the main house. Electric heating to the annexe.

Drainage to a private system.

Council Tax: Mid Devon District Council

Band D - Main house

Band A - Annexe



SITUATION

The property is located within the village of Calverleigh, surrounded by superb countryside, providing the feel of a rural property, yet being close to local amenities. Tiverton lies to the east of the village, which affords a comprehensive range of commercial, recreational and educational facilities (with the renowned Blundells School) as well as easy commuting via the North Devon Link Road either to the north coast via Barnstaple or eastward back to the M5 (J27) and Parkway mainline railway station providing a 2 hour service into London. Exeter lies some 18 miles to the south and offers a more comprehensive range of facilities as befitting a Cathedral City and Taunton, the County Town of Somerset lies approximately 19 miles to the north, again offering a varied and comprehensive range of facilities.

DIRECTIONS

What3words:///materials.sands.general

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available. (Openreach).

Mobile Coverage: Available via EE, O2 and THREE. For an indication of specific speeds, we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding.

TENURE AND POSSESSION

Freehold with vacant possession available upon completion.

VIEWINGS

All viewings are strictly by appointment only via the Agents.

HEALTH & SAFETY POLICY

Please note the property includes outbuildings and agricultural land, with associated risks. Our Health and Safety policy requires all interested parties undertaking viewings of this property to be accompanied by a member of our staff. (If so directed by a member of GTH they must wear their own appropriate Personal Protection Equipment (PPE)). If interested parties do not adhere to our policy and view the site unaccompanied (or without PPE) then they do so at their own risk and we/the seller cannot be held liable for any personal injury or associated claim for compensation.

VIEW FROM ANNEXE GARDENS



VIEW FROM FIELDS



DRIVEWAY



POST OFFICE DAIRY



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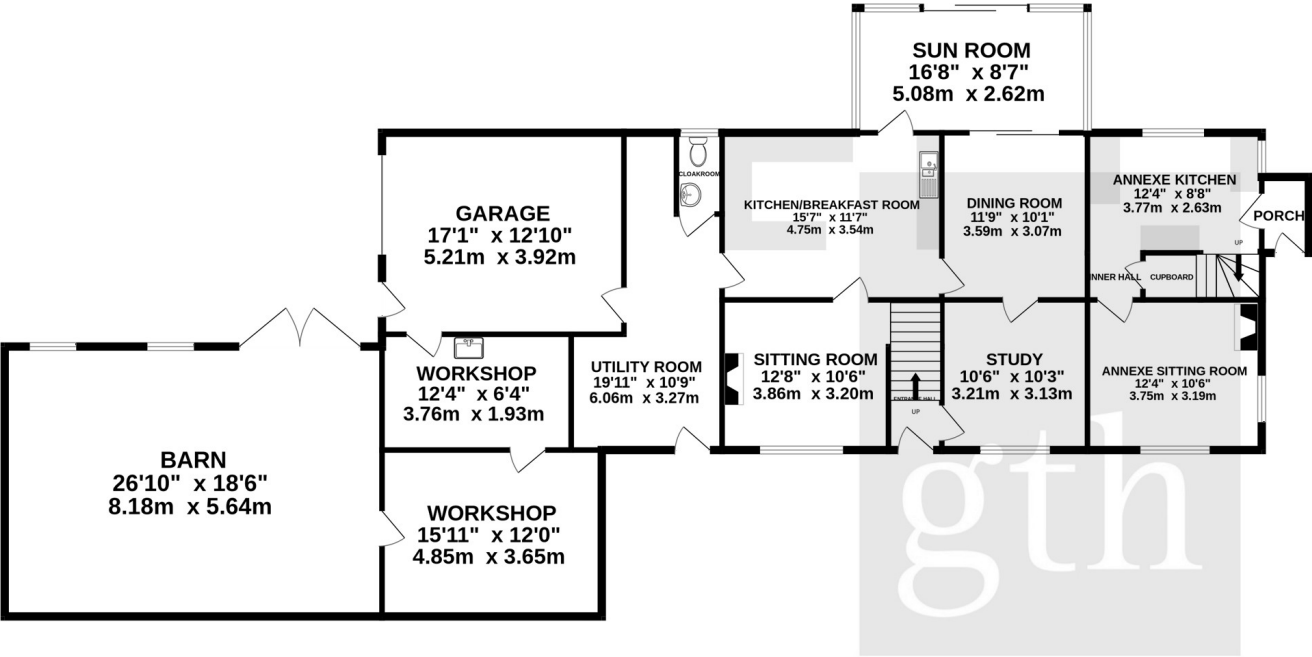


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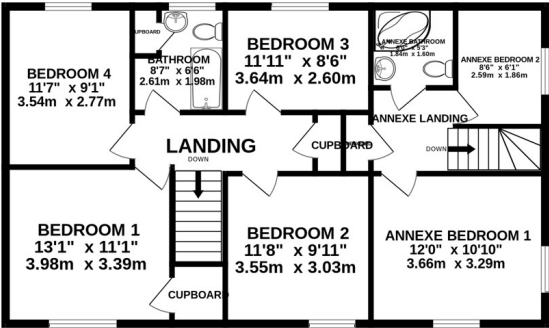


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GROUND FLOOR
2255 sq.ft. (209.5 sq.m.) approx.

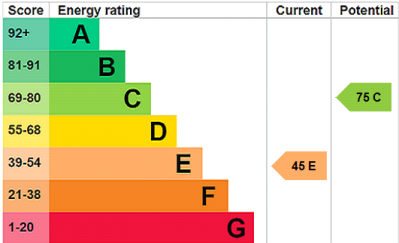


FIRST FLOOR
862 sq.ft. (80.1 sq.m.) approx.

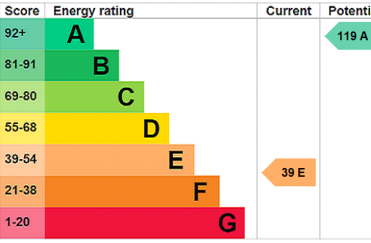


TOTAL FLOOR AREA : 3117 sq.ft. (289.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

HOUSE EPC



ANNEXE EPC



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

