

Woodpark Cottage

West Worlington, Crediton, Devon, EX17 4TT

Guide Price £500,000

EPC: EXEMPT | Council Tax: C | Tenure: Freehold | Bedrooms: 3 Reception Rooms: 2 Bathrooms: 3

FINE & COUNTRY

KEY FEATURES

- BEAUTIFULLY PRESENTED ACCOMODATION
- CHARACTER GRADE II LISTED COTTAGE
- SELF CONTAINED ANNEXE
- BEAUTIFUL COUNTRYSIDE VIEWS
- CHARMING DEVON VILLAGE OF WEST WORLINGTON
- THREE BEDROOMS
- LARGE GARDENS
- DRIVEWAY PARKING
- NO ONWARD CHAIN



















WOODPARK COTTAGE

Set on the outskirts of a peaceful and picturesque rural village, this beautifully renovated Grade II listed Devon cottage boasts stunning views over the surrounding countryside. Offering deceptively spacious and charming three bedroom accommodation, the property also includes a separate annexe.

The cottage has been sympathetically refurbished by the current owner. It now provides well-appointed three bedroom accommodation, showcasing a wealth of period features alongside thoughtful modern upgrades including an oil-fired central heating system, and underfloor heating in the kitchen.

The accommodation is arranged over two floors and is entered via a stable door into a porch and then into a welcoming kitchen/breakfast room. The kitchen is well-fitted with a range of base units, an integrated fridge freezer and washing machine.

The sitting room is a highlight—spacious and full of character, with a deep window recess overlooking the garden. A stunning inglenook fireplace with wood burner, timber mantle, historic bread oven, and slate flooring adds to the room's charm.

Leading off the sitting room is Bedroom Two, a comfortable double room with its own en suite bathroom featuring a WC, stone wash hand basin, and freestanding insulated roll-top bath.

A staircase rises from the sitting room to the first floor, where Bedrooms One and Three are located. Both are generous double bedrooms, with Bedroom One benefiting from an en suite wet room comprising a shower, wash hand basin, and WC.





WOODPARK COTTAGE

THE ANNEXE

Set within the orchard is a beautifully converted stone barn annexe, full of character and versatility. Inside, an open-plan split-level layout offers a bedroom/living area and kitchenette. The kitchen space includes base units, an integrated wine cooler, fridge, and sink, while the living area boasts a wood burner with hotplates and oven, exposed stone walls, and skylights that flood the space with natural light. A wet room with shower, WC, and wash hand basin is conveniently located just off the living area. Bi-folding doors open onto a private patio seating area, offering tranquil valley views—ideal for guests or extended family stays.

OUTSIDE

To the rear of the cottage lies a beautiful enclosed garden featuring a patio and gravelled seating area, terraced lawns, and a charming orchard with fruit trees.

A gravelled, gated parking area provides ample space for multiple vehicles. Additional features include a log store and a useful store/boiler room. The property also benefits from a large timber workshop/store.

UTILITIES AND SERVICES:

We understand that mains water and electricity are connected to the property. Drainage to a private system. Oil central heating.
We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk

Council Tax: North Devon Council Tax Band C

AGENTS NOTE

The septic tank has not been surveyed to confirm if it is compliant with modern regulations.





LOCATION

Woodpark Cottage occupies a lovely elevated position on the edge of the attractive rural village of West Worlington. The village itself provides a historic church of St Mary and East Worlington nearby provides a popular primary school, parish hall and church. It lies within the attractive and gently undulating band of countryside between Exmoor and Dartmoor National Parks. The property enjoys easy access to the neighbouring villages and main routes of communication. The village of Witheridge is just 2.5 miles distant and the popular rural town of Chulmleigh just 6 miles away. An extensive range of commercial, educational and recreational facilities are available at South Molton, whilst the property also lies within convenient reach to the regional centre of Barnstaple to the north west, Tiverton and the M5 motorway (Junction 27) to the east and Exeter to the south. Mainline intercity rail links are available at Tiverton Parkway with international airports at Exeter and Bristol.

DIRECTIONS

Leave South Molton via New Road B3137 signed Witheridge. Stay on this road and drive through the villages of Alswear and Meshaw. After Meshaw turn right at Gidley Cross the first four way junction after Meshaw. Follow this road for a short distance and then turn left at Burrows Cross signed Worlington/Drayford. Stay on this road for approximately 2 miles and turn right at Thornhill Chapel Cross signed Worlington/Lapford. Stay on this road and drive straight through East Worlington and enter West Worlington. Drive up the hill through West Worlington and the Cottage is the last cottage on the left as you leave the village.

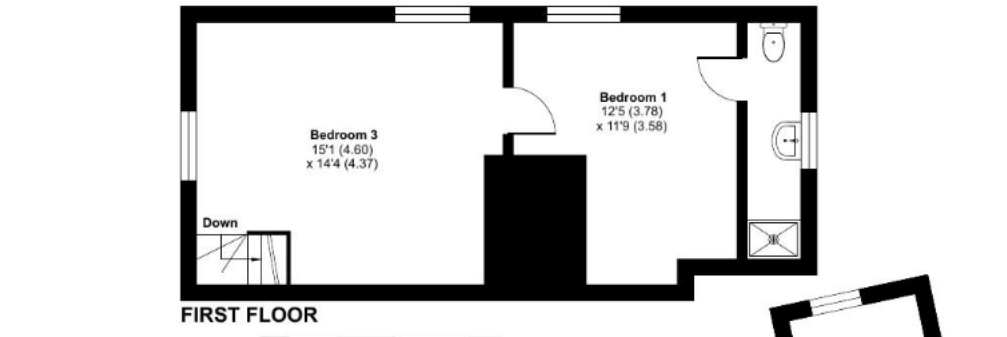
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Approximate Area = 1083 sq ft / 100.6 sq m
Annexe = 426 sq ft / 39.5 sq m
Outbuilding = 114 sq ft / 10.5 sq m
Total = 1623 sq ft / 150.6 sq m
For identification only - Not to scale

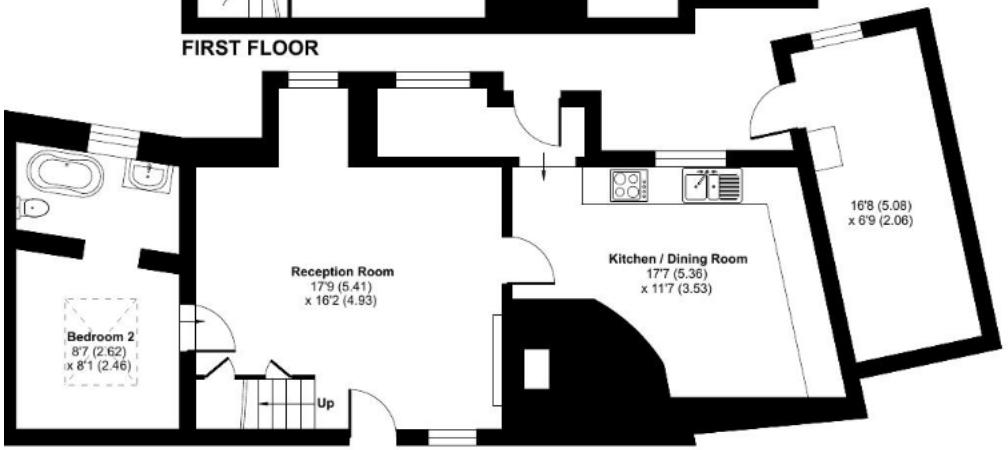


Lauren Jones
Local Director

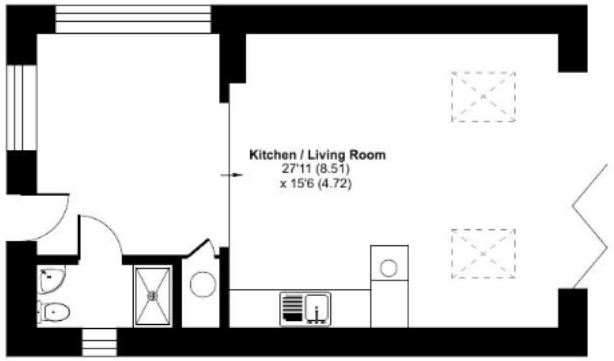
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FIRST FLOOR



GROUND FLOOR



ANNEXE

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 5930387 Registered Office: Country Estates Limited, Carter Court, Midland Road, Hemel Hempstead, Herts HP2 5GE. Printed. We encourage you to check before viewing a property the potential broadband speeds and mobile signal coverage. You can do so by visiting https://checker.ofcom.org.uk



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