

Bickleigh Crest, Bickleigh, Tiverton



Strutt
& Parker

Land and property. Since 1885.

A substantial detached house offering versatile living spaces, set within just under three acres and with a range of outbuildings. The whole enjoys breathtaking panoramic views of the surrounding Mid Devon countryside.

Bickleigh Crest is an impressive family home providing over 4,800 sq ft of total accommodation, including a flexible array of outbuildings. The property combines comfortable traditional features with modern amenities, notably featuring a roof-mounted solar array and bright, expansive interiors that make the most of its elevated position.

The ground floor is well arranged for both family life and entertaining, with the accommodation flowing from a welcoming entrance porch into a central hall. To one side is a well-proportioned sitting room, centred around a wood-burning stove set within a chimney breast, while to the other side is a spacious dual-aspect dining/family room. The kitchen/dining room is accessed from the dining/family room and provides a light-filled, triple-aspect space, fitted with bespoke cabinetry, a traditional Aga and a butler sink. A utility room and adjoining boot room offer further practicality, particularly suited to a rural setting. On the first floor, there are four bedrooms, including a principal suite with an en suite shower room. A family bathroom with a roll-top claw-foot bath and a separate WC/shower room serves the remaining rooms. The second floor consists of a vast, 33ft attic room or fifth bedroom, offering potential for a hobby space, teenager's den or additional guest suite.

The property is set within significant gardens and grounds totalling just under three acres, surrounded by dog-proof fencing and hedging. A large gravel driveway offers ample parking and access to the garages. The outbuildings are a standout feature, comprising a barn, gym, art studio, workshops, kennels and a shepherd's hut. These provide exceptional scope for those working from home or seeking creative studio spaces. There are two fenced paddocks, suitable for equestrian use or livestock, while the gardens include various patio areas for al fresco dining, a vegetable garden, fruit cage/chicken run and a poly tunnel, all positioned to take in the far-reaching views across the Exe Valley and surrounding rolling hills.



Location

The property lies in a rural position on the edge of the sought-after village of Bickleigh, surrounded by the rolling countryside of the Exe Valley in Mid Devon. The village has a well-regarded primary school, church and pub. Many opportunities for walking and cycling can be found direct from the property whilst the beautiful Exmoor National Park is within easy reach. The property is set mid-way between the dramatic North and South Devon coastlines offering miles of pristine beaches to explore.

The historic town of Tiverton (4 miles) provides a wider range of everyday amenities, including high street shopping, supermarkets and leisure facilities. The town also offers an excellent selection of schools, including the renowned independent Blundell's School, for which the property is in the school's reduced fee catchment area. Exeter, approximately 11 miles away is one of the most thriving cities in the South West and offers a wide choice of cultural activities with two theatres, a museum, arts centre and a wealth of good restaurants and shopping including John Lewis. Many good primary and secondary schools can be found in Exeter including Exeter School, Exeter College (Ofsted 'Outstanding') and The Maynard, whilst Exeter University is recognised as one of the best universities in the country.

Tiverton Parkway mainline station is 9 miles away providing direct services to London Paddington and Exeter. Exeter St. David's station offers services to London Waterloo. The M5 motorway provides links to the A38 to Plymouth, or the A30 to Cornwall to the South and Bristol and London to the north and east. Exeter Airport is the regional airport for Devon and is within easy reach.

Postcode region: EX16

General

Local Authority: Mid Devon District Council
 Services: Mains electricity and water. Private drainage which we understand complies with current regulations. New air source-ready hot water cylinder. Solar PV panels.
 Council Tax: Band G
 EPC Rating: D
 Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



2,695 sq ft (250 sq m)

2 reception rooms

5 bedrooms

3 bathrooms | 2 WCs

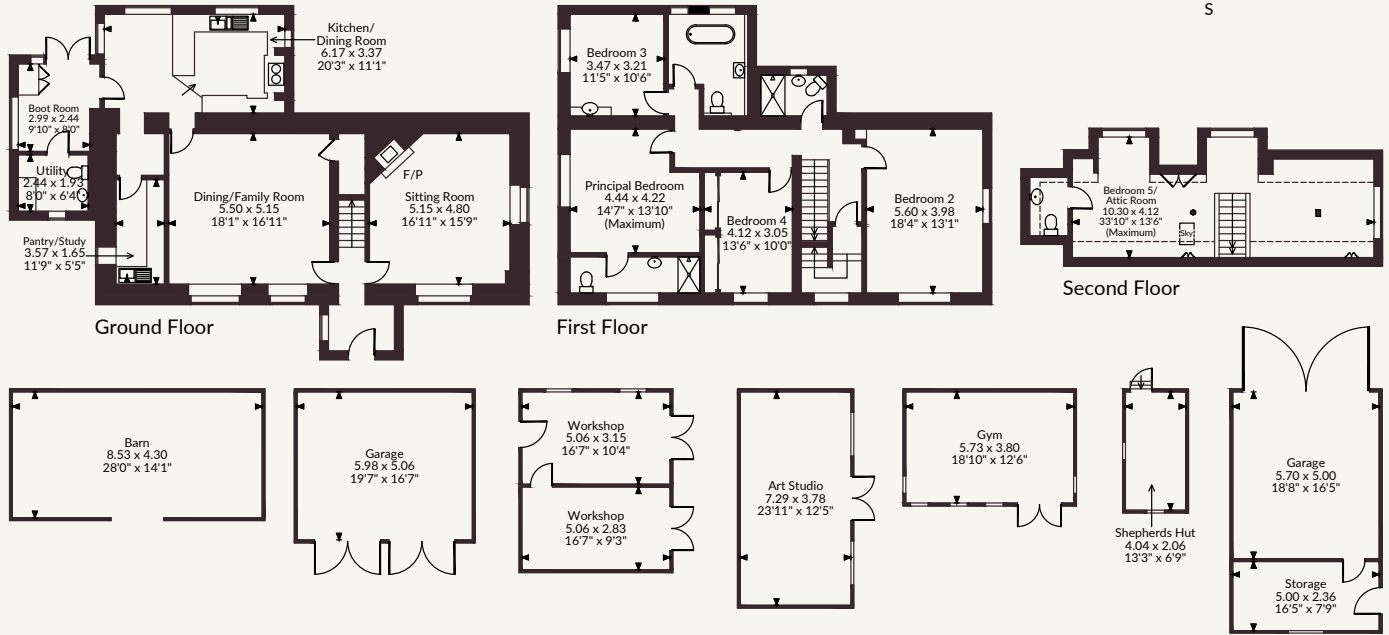
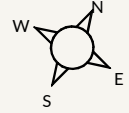
Workshop | art studio | gym | stores

Garaging | Barn

Freehold | Rural / edge of village

Asking price £800,000

Bickleigh Crest Bickleigh, Tiverton
 Main House internal area 2,695 sq ft (250 sq m)
 Garage internal area 307 sq ft (29 sq m)
 Outbuildings internal area 1,800 sq ft (167 sq m)
 Total internal area 4,802 sq ft (446 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8682061/CBI

Strutt & Parker Exeter

24 Southernhay West, Exeter, Devon EX1 1PR
 01392 215631 | exeter@struttandparker.com



@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken April 2026. Particulars prepared April 2026.

Strutt & Parker

Land and property. Since 1885.