



Chapple

Pennymoor, Tiverton, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming five-bedroom farmhouse with two detached annexes, extensive outbuildings and approximately 7.5 acres

A substantial, unlisted farmhouse offering beautifully presented accommodation with a wealth of elegant original details, set in a rural yet accessible location in the Mid Devon countryside. The property benefits from two self-contained annexes offering excellent ancillary accommodation. The property enjoys a sizable plot of approximately 7.5 acres which backs onto picturesque rolling countryside providing magnificent views.



5 RECEPTION ROOMS



7 BEDROOMS



6 BATHROOMS



EXTENSIVE OUTBUILDINGS & STABLING



7.5 ACRES



FREEHOLD



RURAL



5,920 SQ FT



**GUIDE PRICE
£1,650,000**



The property

The spacious open-plan kitchen/living area forms the heart of the home, showcasing exposed timber beams and brickwork, with a triple aspect flooding the space with natural light. French doors open onto a terrace, creating a seamless connection to the garden. The kitchen is fitted with bespoke units, including a large central island with breakfast bar, an induction range cooker and modern integrated appliances while an adjoining seating area centres around a striking stone fireplace fitted with a woodburning stove. A separate drawing room provides further space to relax or entertain and features an impressive, vaulted ceiling with exposed timber beams and a fireplace fitted with a log burner. The adjoining dining room offers an original brick fireplace (currently not in use) and French doors that open onto the terrace, while a rear snug adds another welcoming reception space. A utility and boot room provide generous space for storage and household appliances while the property benefits from direct access off the hallway into an adjoining greenhouse. The ground floor is completed by a good sized double bedroom with en suite shower

room offering versatile accommodation, along with two cloakrooms for added convenience.

On the first floor there are a further four double bedrooms including the spacious principal bedroom that enjoys a luxury en suite shower room and an adjoining dressing room. One further bedroom also benefits from en suite facilities while a family bathroom also serves this floor. An extensive loft space could be used for further accommodation.

The property benefits from two detached self-contained annexes offering further well-appointed accommodation. One annexe has accommodation arranged over one accessible level and includes an open-plan living area/kitchen and one en suite double bedroom. The second annexe comprises an open-plan living area/kitchen on the ground floor with a useful cloakroom and one en suite double bedroom on the first floor.









Outside

Chapple sits within beautiful gardens and grounds, with sweeping views across the surrounding countryside. The rear garden offers a paved terrace which is ideal for entertaining and al fresco dining, while the rolling lawns are framed by mature hedgerows and interspersed with a variety of colourful flowerbeds and shrubs. A pond adds further charm, attracting a variety of wildlife. There's plenty of parking, with a gravel drive leading to the farmhouse and a second entrance serving the annexes and outbuildings. The outbuildings include stables and two substantial barns that could offer development potential subject to obtaining the necessary consents. Beyond the garden, open fields with fenced paddocks provide ideal space for exercising horses and grazing livestock, with the property enjoying approximately 7.5 acres in total.

Location

Chapple is set in a peaceful rural location, between the villages of Pennymoor and Puddington, and surrounded by beautiful Devon countryside. Despite its idyllic rural setting, the property is only 7.5 miles from Tiverton and 15 miles from Exeter. There are

many local opportunities for walking, cycling and riding, and the National Parks of Exmoor and Dartmoor are found to the north and south respectively. The small village of Pennymoor has a local pub and a parish church, while the bustling and historic town of Tiverton, seven miles to the east, provides a wide range of everyday amenities, including High Street shopping, supermarkets, restaurants, cafés and leisure facilities. Tiverton also offers a choice of schools, including the well-regarded independent Blundell's School for which the property is within the 10 mile reduced fee catchment area. Exeter, approximately 15 miles away is the most thriving city in the South West and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants. Communication links are excellent: 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 International Airport provides a good range of flights to domestic and European destinations. Tiverton Parkway mainline station provides direct services to London Paddington in just over 2 hours.



Distances

- Tiverton 7.5 miles
- Exeter 15 miles
- Tiverton Parkway mainline station 16.3 miles
- Exeter Airport 21 miles

Nearby Schools

- The Castle Primary School
- Bickleigh Community Primary School
- Cheriton Fitzpaine Primary School
- Tiverton High School
- Blundells Independent School
- The Maynard School
- Exeter School
- Exeter College (Ofsted rated outstanding)







The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 4,657 sq ft (433 sq m)

Annexe 1 internal area 660 sq ft (61 sq m)

Annexe 2 internal area 603 sq ft (56 sq m)

Barns internal area 4,695 sq ft (436 sq m)

Total internal area 10,615 sq ft (986 sq m)

For identification purposes only.

Directions

EX16 8PG

what3words: ///champions.fortunes.grapevine

General

Local Authority: Mid Devon District Council

Services: Mains electricity and water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating in the main house. Air source heat pump serves the annexes.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G. Annexe 1 Band B. Annexe 2 Band B.

EPC Rating: D. Annexe 1: B. Annexe 2: C

Wayleaves and easements: This property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

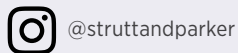
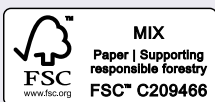
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