

Higher Wormsworthy
Stoodleigh, Devon



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**A characterful unlisted cottage
and several outbuildings, set within
extensive grounds of approximately
12.3 acres with exceptional views over
the Exe Valley**

The property

Higher Wormsworthy is a charming unlisted cottage, occupying a private, elevated position with far reaching countryside views enjoyed from much of the property. Rich in character, the cottage retains a wealth of original period features, including exposed timber beams and impressive fireplaces throughout. The ground floor offers a welcoming sitting room centred around a wood-burning stove, a formal dining room with attractive parquet flooring, and a traditional farmhouse-style kitchen/breakfast room fitted with a Rayburn, with an adjoining family room. A larder and utility provide additional storage with the ground floor accommodation completed by a useful boot room and cloakroom.

Upstairs, there are four well-proportioned bedrooms including a generous principal bedroom, served by a family bathroom and a shower room.

A substantial detached two-storey outbuilding currently provides several workshop spaces on the ground floor, with the first floor arranged as a home office. Subject to the necessary consents, the outbuilding offers excellent potential for conversion into a self-contained annexe. Additional outbuildings include a generous carport, games room and storage sheds.

The property is approached via a private driveway and sits within approximately 12.3 acres. The grounds are particularly well considered, featuring beautifully landscaped gardens with a tranquil pond, a greenhouse, a variety of mature specimen trees and established flowering shrubs. For those with equestrian or smallholding interests, the property benefits from two stables and several post-and-rail fenced paddocks. The grounds also encompass approximately 8 acres of woodland, providing a haven for wildlife and enhancing the property's sense of privacy and seclusion. Occupying an elevated position, the property enjoys far-reaching countryside views and an exceptional setting from which to appreciate the surrounding landscape.

**2,373 sq ft (220 sq m) | Freehold
3 reception rooms | 4 bedrooms | 2 bathrooms
Detached outbuilding with workshops and home office above
Games room | Carport | Stabling
Landscaped gardens | Paddocks | Woodland
Approximately 12.3 acres**

Guide price £850,000

Location

Higher Wormsworthy occupies a peaceful and picturesque rural setting, surrounded by the rolling countryside of the River Exe valley. The small village of Stoodleigh is nearby with its pub and parish church, while the small bustling town of Bampton is just 3 miles away, which provides a wide range of day-to-day amenities and shops, including a primary school, Post Office, a butcher, bakers, greengrocers, wine shop, doctors' surgery and chemist and a selection of popular award-winning restaurants. The Mid Devon town of Tiverton is just six miles away, offering an excellent selection of local amenities and facilities, including superb shopping and supermarkets, and a wealth of restaurants, pubs and cafés. The M5, 11 miles away, offers easy access to Exeter to the south, and towards Bristol to the north, while Tiverton Parkway mainline station, around 13 miles away, provides fast services to London Paddington, taking approximately two hours. Exmoor National Park, Wimbleball Lake and Dulverton are all just a short drive away and offer picturesque walks and natural beauty spots, whilst the beaches of the scenic North Devon coast are also within easy reach. Educational provision in the area is strong, with the highly regarded Blundell's School in Tiverton, alongside Exeter's respected independent schools such as Exeter School and The Maynard School.
Postcode region: EX16

General

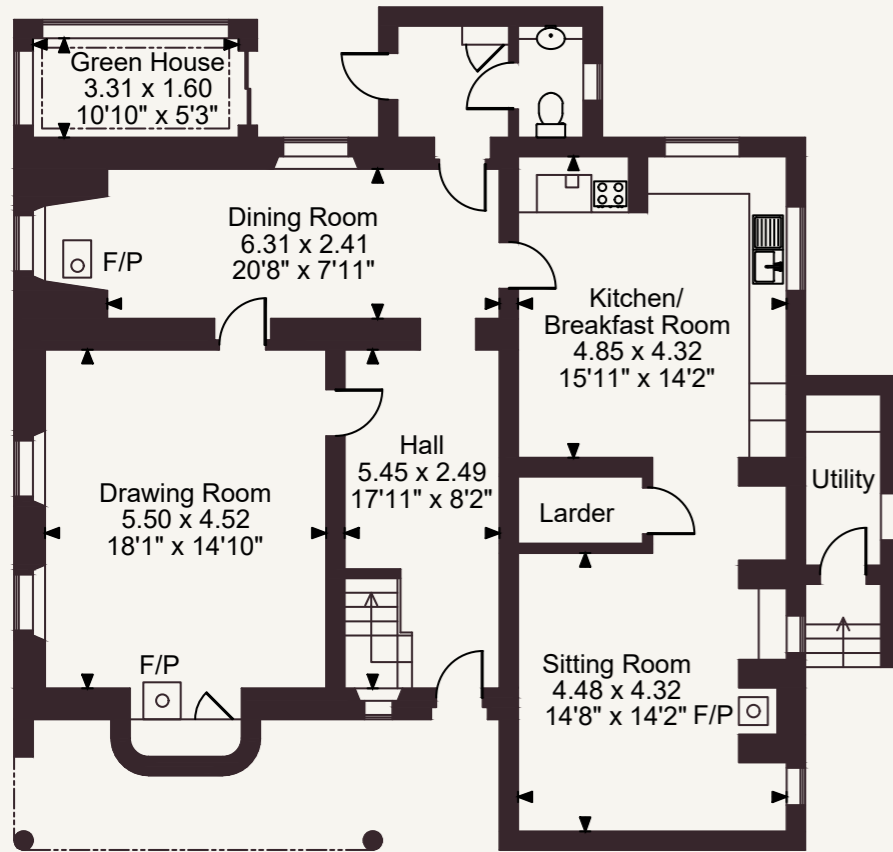
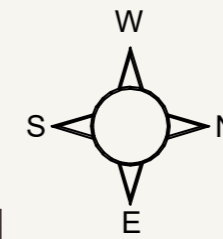
Local Authority: Mid Devon District Council
Services: Mains electricity and water. Private drainage which we understand may not be compliant with current regulations. Further information is being sought. Oil-fired central heating.
Council Tax: Band F
EPC Rating: [X]
Right of Way: A short right of way crosses part of the property's boundary. Further information is available from the vendors agent.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



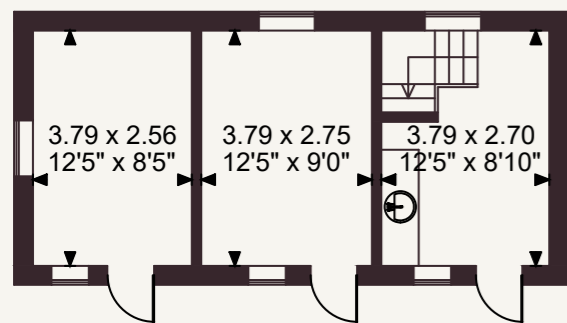
Higher Wormsworthy Stoodleigh, Tiverton
 Main House internal area 2,373 sq ft (220 sq m)
 Carport internal area 886 sq ft (82 sq m)
 Outbuilding internal area 1,049 sq ft (97 sq m)
 Workshop internal area 656 sq ft (61 sq m)
 Total internal area 4,964 sq ft (461 sq m)

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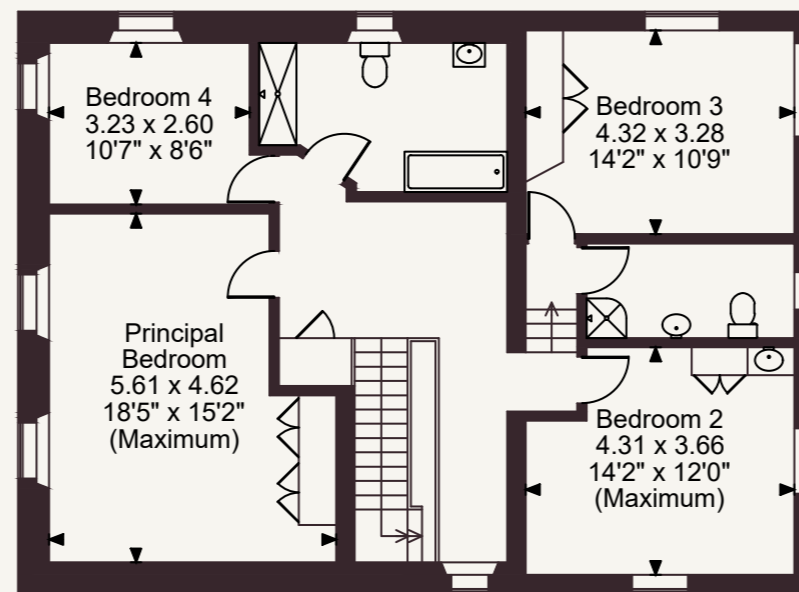
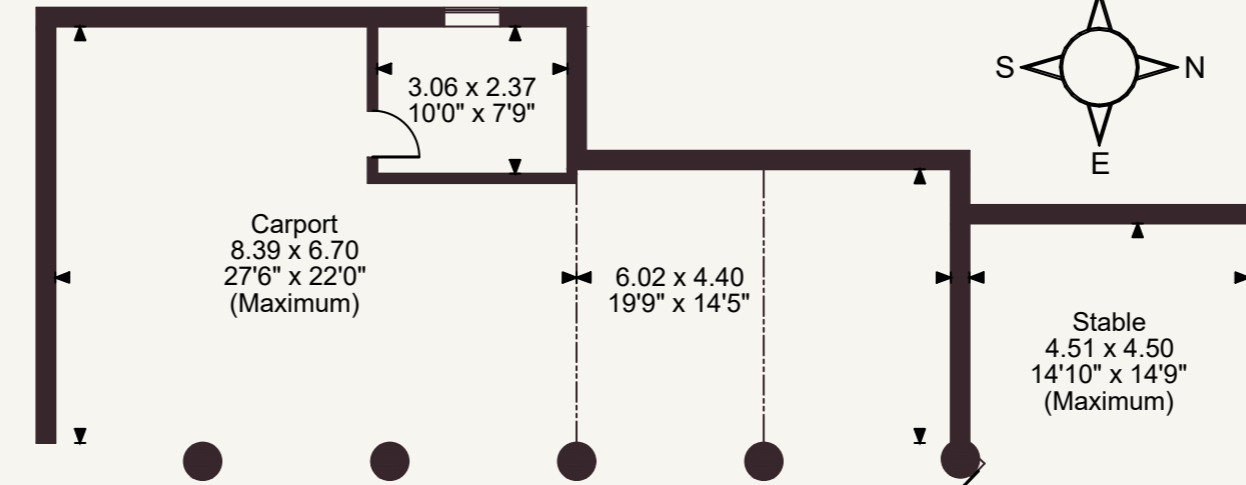
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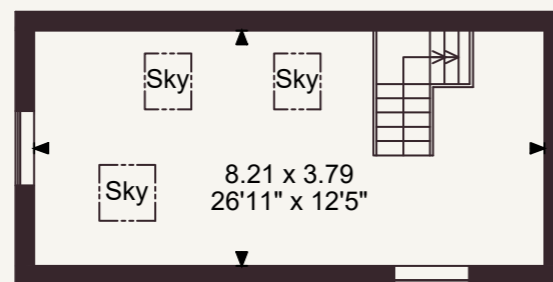
Ground Floor



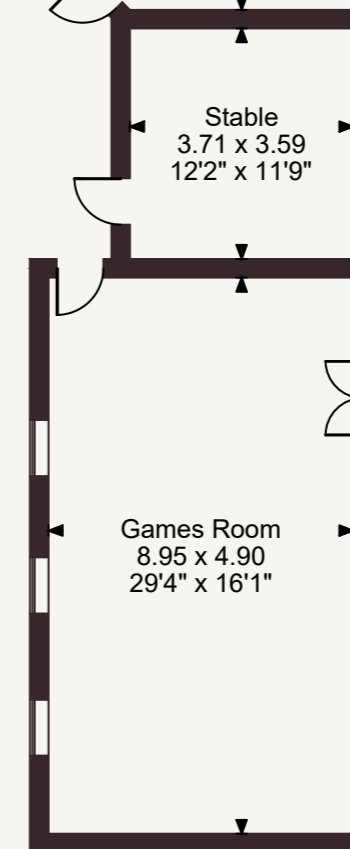
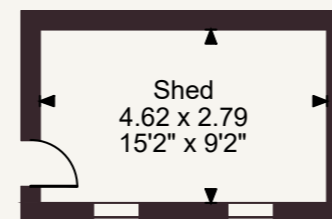
Workshop Ground Floor



First Floor



First Floor



Outbuilding

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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