

Webland
Stoodleigh, Devon



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Main House: 3,620 sq ft (336 sq m)
Five reception rooms | Four bedrooms | Two bathrooms

Annexe: 1,964 sq ft (182 sq m)

Sitting room/games room | Open-plan living area and kitchenette | Two bedrooms | Shower room | Balcony | Gym | Swimming pool and pool house Linhay | Outbuilding | Tennis Court | Established gardens | Exceptional countryside views | Approximately 1.5 acres | Freehold

Guide price £1,400,000

A beautifully presented thatched cottage with a substantial detached annexe, set within established gardens with exceptional views over the Exe Valley.

Webland is an enchanting unlisted cottage offering generous accommodation, in an idyllic rural position close to the village of Stoodleigh. The property features a charming, thatched roof with stone and render elevations, while the interiors retain a wealth of original character, including exposed timber beams, flagstone flooring and impressive fireplaces. The current owners have significantly improved and maintained the property throughout their ownership. Recent improvements include the roof ridges and thatch being redressed 2026, the installation of an AGA Electrikit conversion with wall-mounted control panel, a new boiler in the annexe (2025), Starlink internet installation, an automatic saltwater chlorinator for the swimming pool and complete redecoration throughout.

The property

A welcoming entrance hall leads into a generous sitting room, where exposed overhead beams and an original fireplace fitted with a log burning stove create a warm and inviting space. A dual aspect and French doors that open onto the gardens flood the room with natural light. A drawing room and a formal dining room offer further elegant reception space with both rooms centred around fireplaces fitted with log burning stoves. The dining room also has newly laid limestone flooring. There is also a private study/snug with engineered oak flooring, while the sunroom offers panoramic views over the surrounding countryside. The striking circular kitchen/breakfast room features bespoke fitted units, integrated appliances and an Aga. Skylights and French doors that open onto the gardens maximise the abundance of natural light while making the most of the far-reaching views. A practical boot room and cloakroom complete the ground floor accommodation. The property also benefits from a laundry room with fitted cabinets, a Belfast sink, washing machine and tumble dryer, air conditioned drying room and boiler room.

An impressive newly installed oak staircase rises to the first floor, where there are four well-presented double bedrooms. The generous principal bedroom benefits from built-in wardrobes and an en suite bathroom with a freestanding bath and separate shower. A bespoke oak staircase rises from the principal bedroom to a dressing room adding additional luxury to the suite. The first floor also includes a family bathroom and an additional shower room, while all the bedrooms enjoy exceptional elevated views across the surrounding landscape.

The detached annexe provides highly versatile ancillary accommodation, ideal for multigenerational living or income potential subject to consents. On the ground floor, a magnificent 41ft games room and sitting area showcases exposed stone walls and timber beams, an impressive fireplace and tall windows framing far-reaching countryside views. Also on this floor is a shower room and a home gym with slate flooring. The first floor features engineered oak flooring throughout and provides additional living space, a kitchenette and two double bedrooms, one of which has access to generous eaves storage. A spacious balcony provides an excellent space to relax and take in the views.







The established grounds are a particular highlight, enjoying picturesque views across the rolling countryside. The gardens are predominantly laid to lawn and are complimented by colourful shrub borders, mature trees and hedgerows together with raised beds and a greenhouse. There are peaceful seating areas throughout the gardens including a new sandstone patio area at the rear, providing an ideal setting for al fresco dining and entertaining. The grounds also include an all-weather tennis court and a heated outdoor swimming pool with uninterrupted views over the undulating countryside. A stone-built store and garage/barn provide excellent storage and workspace space, while a gravel driveway provides ample parking. In all the property enjoys approximately 1.5 acres.

Location

Webland 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. The property is within the 10 mile catchment area for reduced fees at Blundells.

Postcode region: EX16

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. Starlink internet.
Council Tax: Band G. Annexe Band A
EPC Rating: D. Annexe: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Webland Stoodleigh, Tiverton
 Main House internal area 3,617 sq ft (336 sq m)
 Annexe internal area 1,964 sq ft (182 sq m)
 Outbuildings internal area 758 sq ft (70 sq m)
 Total internal area 6,339 sq ft (589 sq m)



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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
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