



Stear
Stoodleigh, Tiverton, Devon

A charming Grade II listed barn conversion, with exceptional countryside views, outbuildings and 4.7 acres

A substantial period property, set in a picturesque rural position, six miles from the Mid Devon town of Tiverton. The property features various attractive original details throughout and almost 4,000 square feet of beautifully appointed accommodation with potential for an annexe. Outside there is an enchanting country garden and rolling grounds offering far-reaching views across the surrounding landscape.



4 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE CARPORT & OUTBUILDINGS



4.7 ACRES



FREEHOLD



VILLAGE/ RURAL



3,967 SQ FT



**GUIDE PRICE
£800,000**



The property

The main reception room is the 32ft sitting room, which features wooden flooring, exposed timber beams and an impressive fireplace fitted with a logburner. The sitting room is ideal for relaxing or entertaining and welcomes plenty of natural light through its south-facing aspect, with dual French doors that open onto the central courtyard garden. There is also a formal dining room while the 26ft open-plan kitchen provides further social living space. The kitchen includes bespoke wooden fitted units and a central island, as well as a Belfast sink with a Quooker tap, a stainless steel range cooker and an Aga. Additionally, there is space for a breakfast table for informal dining. A garden room adjoins the kitchen offering far-reaching, south-facing views across the surrounding countryside. Also on the ground floor is a fitted utility/kitchen. A central staircase leads to the first floor accommodation which offers four double bedrooms, including the principal bedroom, which is generously proportioned and features an en suite bathroom and an adjoining dressing room/study. There is also a family bathroom with a bath and a separate shower unit on this floor. An additional staircase leads to one further double bedroom and a family bathroom.

This section of the house could be used as an annexe or as a guest suite.

Outside

A gravel driveway provides plenty of parking for several vehicles as well as access to a double carport. A five bar gate provides access to the courtyard and integrated garage/workshop. The beautiful country garden has a rolling lawn, border beds with colourful flowering perennials and various established shrubs as well as a greenhouse. There is also a partially shaded patio for al fresco dining providing a superb vantage point for admiring the far reaching views. Beyond the garden there are grassy paddocks and fields, with a field shelter and a substantial agricultural/equestrian detached barn with its own separate access providing opportunities to create a small holding if desired or for equestrian use. In all the property enjoys approximately 4.7 acres.

Location

Steart occupies a peaceful and picturesque rural setting, surrounded by the rolling countryside of the River Exe valley.



The property benefits from a rural location enjoying good communication links to the M5, mainline station and full fibre broadband. 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.

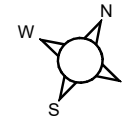
Distances

- Bampton 2.9 miles
- Tiverton 6.0 miles
- Tiverton Parkway mainline station 13 miles
- Cullompton 13 miles
- Exeter 21 miles

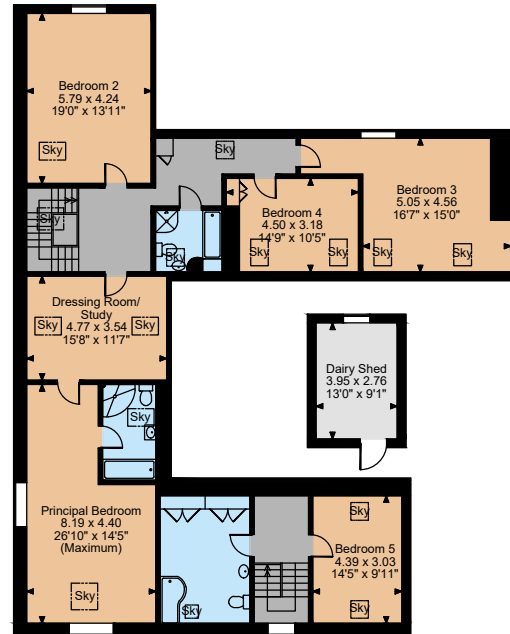
Nearby Schools

- Bolham Primary School
- Two Moors Primary School
- Blundells Preparatory
- Uffculme School
- Blundells School
- Exeter School
- The Maynard
- Exeter College (Ofsted rated outstanding)

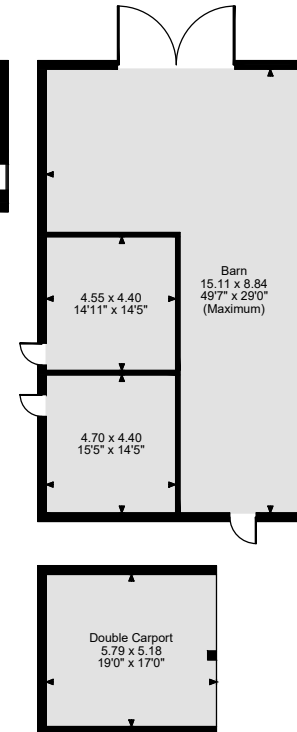




Ground Floor



First Floor



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

Main House internal area 3,967 sq ft (369 sq m)

Garage internal area 348 sq ft (32 sq m)

Outbuildings internal area 1,749 sq ft (162 sq m)

Total internal area 6,064 sq ft (563 sq m)

For identification purposes only.

Directions

EX16 9QA

what3words: ///jumps.tweed.exposing - brings you to the driveway

General

Local Authority: Mid Devon District Council

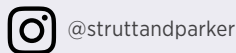
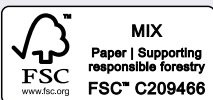
Services: Mains electricity and private water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating.

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

Council Tax: Band F **EPC Rating:** E

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

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