

An aerial photograph of a rural property. In the foreground, a large, light-brown field is bordered by a dark green hedge. To the left, a cluster of trees and a small building are visible. In the center, a large, light-colored house with a dark roof and a chimney is situated. To the right of the house, there is a smaller building with a red roof. The background shows more fields and a line of trees under a clear blue sky.

Nibbs Washfield, Tiverton

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An impressive family home with a detached annexe/studio and substantial outbuildings, occupying an elevated position with panoramic views across the rolling Mid Devon countryside.

Nibbs is an impressive unlisted country property that seamlessly blends historic character with contemporary architectural design. Extending to over 4,800 sq ft of versatile accommodation, the property occupies an enviable elevated setting, commanding spectacular far-reaching views across the Exe Valley.

The property

A welcoming entrance hall leads through to the elegant sitting room and dining room that are both centred around fireplaces with a wood-burning stove. The dining room also benefits from a triple aspect with French doors opening directly onto the garden. At the heart of the home is a beautifully appointed farmhouse-style kitchen, fitted with a classic red Aga, a large central island with breakfast bar, bespoke cabinetry and complementary worktops, creating an ideal space for both family living and entertaining. To the rear, an impressive Oak framed extension provides excellent additional living space. The double height vaulted ceiling floods the room with natural light while framing the outstanding views across the rolling countryside, creating a seamless connection with the surrounding landscape. This versatile family room is arranged with both seating and dining areas, with a feature contemporary wood-burning stove and French doors that open onto an expansive terrace. A generous fitted utility room, cloakroom and additional storage room complete the ground floor.

A central staircase rises to a galleried landing, leading to the generous first-floor accommodation. The principal bedroom benefits from a dual aspect that fills the room with natural light while enjoying elevated countryside views, together with an en suite shower room. There are four further bedrooms served by a well-appointed family shower room.

Complementing the main house is a detached, self-contained annexe/studio with a mezzanine level providing a variety of different uses.

The property is set within approximately 1.7 acres of well-maintained grounds, comprising sweeping lawns, bordered by colourful flowerbeds and mature specimen trees. A generous stone-paved terrace provides an ideal setting for al fresco dining and outdoor entertaining while making the most of the exceptional views. Beyond the formal gardens, a large paddock offers scope for equestrian use or a variety of recreational pursuits. A spacious gravel driveway provides ample parking and leads to a substantial collection of outbuildings, including a workshop/garage and agricultural stores. The outbuildings could offer development potential subject to obtaining the necessary consents.

3,502 sq ft (325 sq m) | Freehold

**Three reception rooms | Five bedrooms | Two bathrooms
Detached annexe/studio | Several outbuildings | Double garage
Garden | Terrace | Paddock | Approximately 1.7 acres
Exceptional countryside views**

Guide price £1,100,000

Location

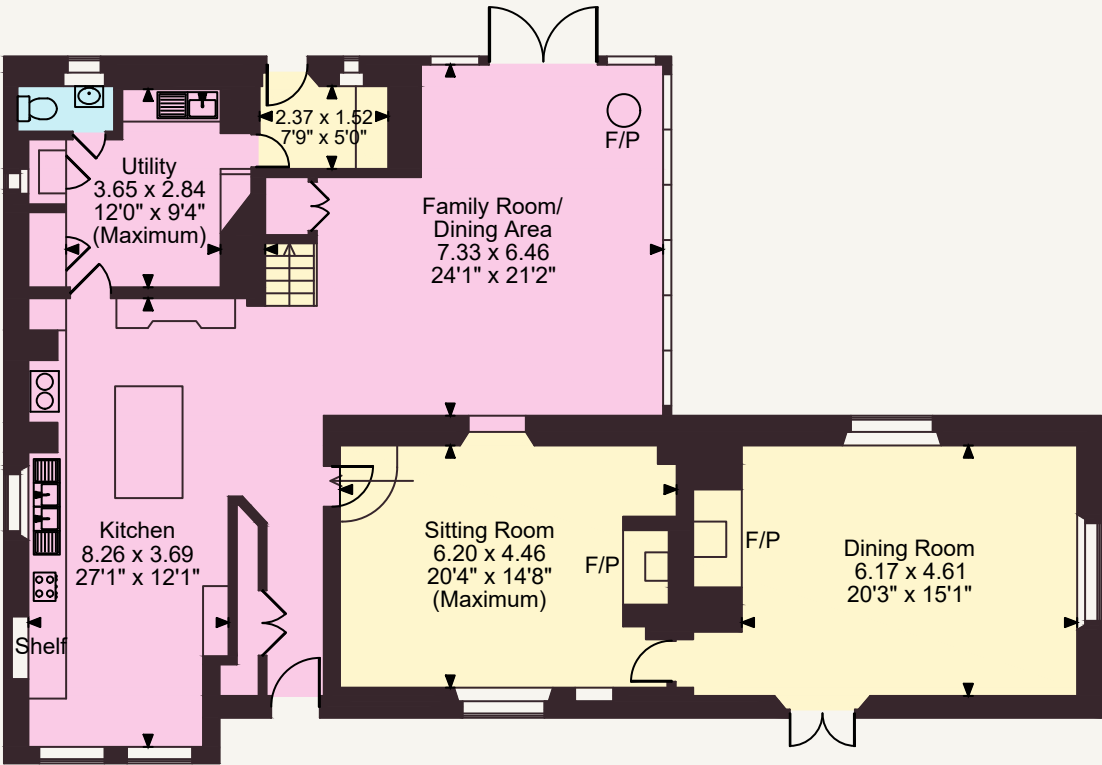
Washfield is a sought-after village set amidst the rolling Mid Devon countryside, approximately three miles north of Tiverton. It offers a peaceful rural setting while remaining conveniently connected. Tiverton provides a wide range of everyday amenities including supermarkets, independent shops, cafés, restaurants, healthcare facilities and leisure options, while the nearby towns of Bampton, Cullompton and South Molton offer further services. The area is well regarded for its educational provision, with Blundell’s School and Preparatory in Tiverton, alongside several respected independent and state schools in the wider region. For commuters, Tiverton Parkway offers regular rail services to London Paddington and the South West, while the nearby M5 (Junction 27) provides excellent road links to Exeter, Taunton and Bristol. Exeter, with its extensive shopping, cultural attractions and international airport, is also within easy reach. The area offers superb walking, riding and cycling routes, with the beautiful Exmoor National Park to the north, and to the northwest, the rugged North Devon coastline. Postcode region: EX16

General

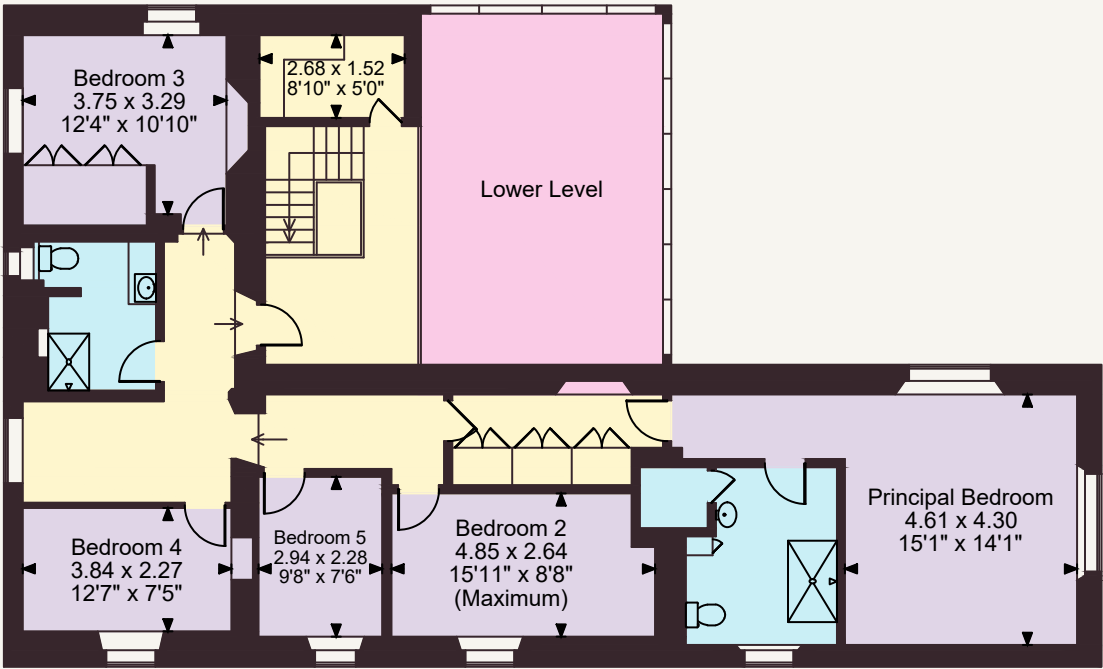
Local Authority: Mid Devon District Council
Services: Mains electricity and private water. Private drainage which we understand is compliant with current regulations. Further information is being sought. Oil-fired central heating.
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



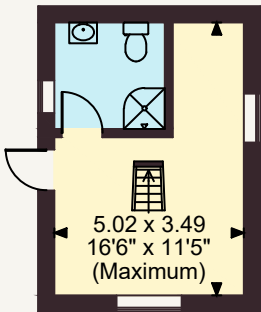
Nibbs Washfield, Tiverton
Main House internal area 3,252 sq ft (302 sq m)
Annexe/Studio internal area 250 sq ft (23 sq m)
Outbuildings internal area 1,342 sq ft (125 sq m)
Total internal area 4,844 sq ft (450 sq m)



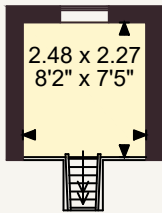
Ground Floor



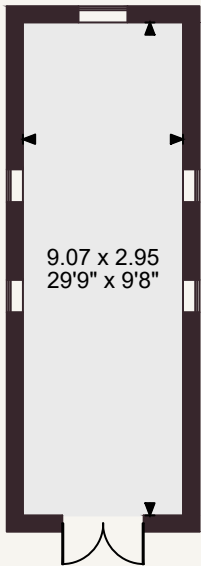
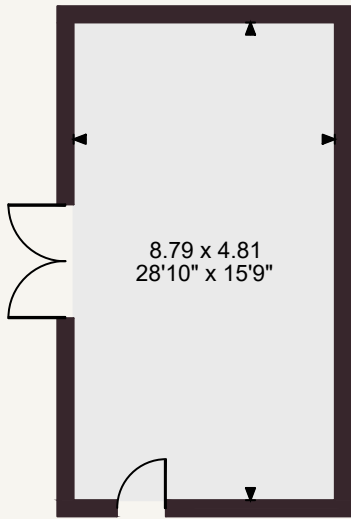
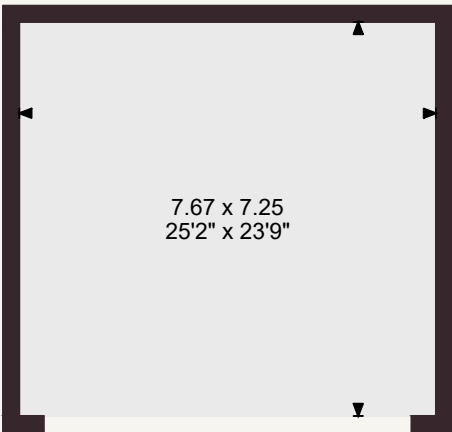
First Floor



Annexe/Studio
Ground Floor



Annexe/Studio
First Floor



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