



Higher Withleigh, Tiverton, Devon

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**STRUTT
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Higher Withleigh, Tiverton, Devon EX16 8JJ

An attractive Grade II Listed four-bedroom farmhouse, set in approximately 4.42 acres with stables and stunning countryside views

Tiverton 3.0 miles, M5 (Jct 27) 9.9 miles, Tiverton Parkway mainline station 11.4 miles, Exeter 17.0 miles

Entrance hall | Sitting room | Family room
Kitchen/ breakfast room | Utility | Boot room
Store | Cloakroom | Four bedrooms | Family bathroom | Shower room | Equestrian facilities including a barn, stables and ease of access to walks and bridleways | Carport | Store above carport | Gardens | Approximately 4.42 acres
EPC rating D

The property

Higher Withleigh is a charming period farmhouse offering over 3,400 sq ft of beautifully presented accommodation configured over two floors. The property has been sensitively modernised to combine the amenities of modern living whilst retaining a wealth of characterful features including impressive original fireplaces, large sash windows and exposed timber beams. The farmhouse is set in approximately 4.42 acres and is surrounded by beautiful gardens with outstanding views over the Mid Devon countryside. The property also benefits from a carport and equestrian facilities.

The two main reception rooms are both situated at the front of the ground floor and are both of similar proportions. The sitting room has exposed timber ceiling beams, a Tudor plank and muntin screen, a window seat and an original fireplace with exposed brickwork and a woodburning stove. The family room provides further attractive reception space and includes a feature fireplace with a woodburner and a large sash window. The spacious open-plan kitchen

and breakfast room has attractive natural slate flagstone flooring, exposed stonework and beams, plenty of storage in units to base and wall level, an Aga and space for a large dining table and separate seating area. The adjoining utility room and boot room provide further space for storage and appliances as well as the large store room located on the ground floor. The utility room also has an electric cooker and hob. The ground floor accommodation is completed by a useful cloakroom.

Upstairs there are four well-presented double bedrooms, each of which has a south-east facing aspect and enjoys wonderful views over the property's grounds. The first floor also has a family bathroom with a bathtub and separate shower unit as well as an additional shower room.

Outside

Higher Withleigh is approached via a tarmac driveway which loops around the front lawn to provide plenty of parking space and a turning area. The driveway also leads to the carport which is attached to the property and provides storage space above. A further gravel driveway leads to the side of the house and towards the detached barn and stables block. The farmhouse is set in approximately 4.42 acres that includes paddocks, peaceful meadows, well-maintained rolling lawns with well-stocked, colourful flowerbeds and a variety of established shrubs and mature trees. The land is ideal for equestrian usage and also offers small holding opportunities. The property also enjoys a courtyard garden that provides an ideal space for al fresco dining and entertaining.









Location

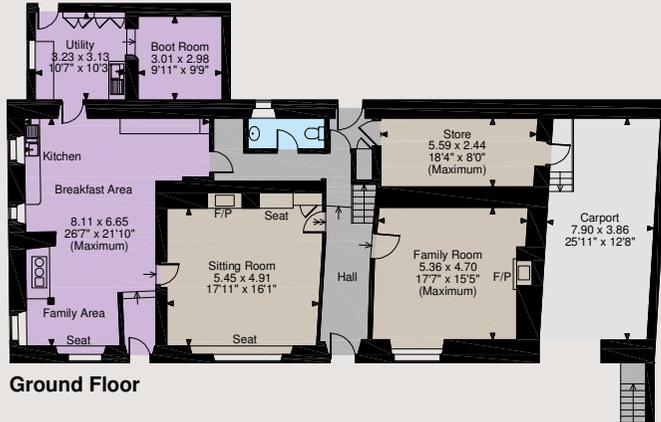
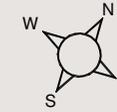
The property is set in the small village of Withleigh, in a secluded rural location, surrounded by beautiful Devon countryside and just three miles from the town of Tiverton. Withleigh has an active village hall and church and is home to Buzzards woodland which is part of the National Trust. Tiverton provides a wide range of everyday amenities, including a choice of shops, supermarkets, plenty of restaurants and cafés and leisure facilities. The town also offers an excellent selection of schools, including the independent Blundell's School, for which the property is located within the 10 mile reduced-fee catchment area. The cathedral city of Exeter, about 17 miles away, is the most thriving city in the South West. The city offers a wealth of cultural activities with theatres, many good restaurants, the RAMM museum, an arts centre and a variety of excellent shopping, including John Lewis and IKEA. Schools of note include Exeter School, The Maynard and Exeter College, whilst the university is recognised as

one of the best in the country. Communication links are excellent: Tiverton Parkway mainline station provides direct services to London Paddington (some journeys taking under two hours) and Exeter, while the M5 is 10 miles away, offering access to Exeter, Taunton, Bristol and onto the national motorway network.

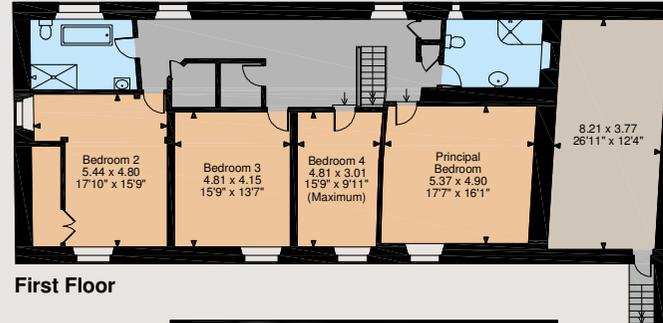




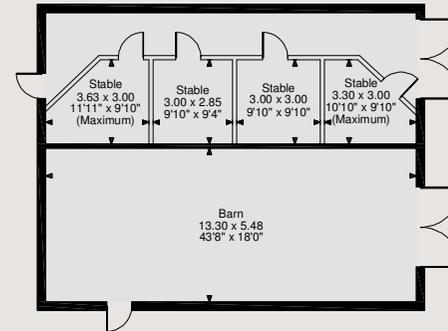
Floorplans
 House internal area 3,417 sq ft (317 sq m)
 Carport internal area 328 sq ft (31 sq m)
 Barn and Stables internal area 1,476 sq ft (137 sq m)
 For identification purposes only.



Ground Floor



First Floor



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

From Exeter city centre, take Western Way north and join Old Tiverton Road, before continuing away from the city centre on Stoke Hill/A396. Continue to follow the A396 for just over 12 miles, into Tiverton. Continue straight ahead at two roundabouts in Tiverton onto the A3126/West Exe Street. Take the first exit at the next roundabout to stay on the A3126 and then at the following roundabout, take the first exit onto Leaf Street. Turn left onto the B3137/Longdrag Hill and after two and a half miles, turn right. Following the signs for the parish church. The entrance to the property will be on the left-hand side.

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.

Council Tax: Band F

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

Tenure: Freehold

Guide Price: £965,000

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