



Sanctuary Farmhouse , Uplowman, Tiverton EX16 7DP
Asking Price £675,000

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Sanctuary Farm House is truly a stunning property with a perfect balance of character and modern amenities. The spacious rooms, beautiful original features, and tranquil garden make it a truly special place to call home. The potential for the garage conversion offers even more flexibility for living arrangements or additional space. Don't miss the opportunity to make this sanctuary your own.



Description

Upon entering through the front door, you are greeted by a spacious entrance hall with doors leading to all ground floor rooms.

To the left, the charming lounge exudes character with stunning original beams, a large stone fireplace featuring a wood burner and bread oven, creating a true haven.

On the right side of the entrance hall, the grand dining room awaits, offering ample space for a 12-seater dining table and chairs. Adorned with beautiful wooden flooring and exposed wooden beams, this room is perfect for entertaining family and friends.

Towards the rear of the hall, a beautiful wooden door leads to the breakfast room, providing a cosy spot to enjoy your morning coffee. The room features a Rayburn stove and tiled flooring flowing throughout. Adjacent to the breakfast room is a large conservatory, offering a peaceful place to relax after a long day. The kitchen, with wooden wall and base units, overlooks the rear garden. A ledged and brace wooden door leads to a utility room with space for a tumble dryer and washing machine, as well as a cloakroom.

An additional side entrance leads to a boot room and study room.

Ascending to the first floor, three double bedrooms and a family bathroom await. Bedroom One boasts an ensuite with a shower cubicle, vanity unit, and WC. Bedroom Two, with dual aspect windows, offers ample natural light and views of the garden. Bedroom Three provides plenty of space for bedroom furniture. The family bathroom features modern grey tiling, a bath with shower over, WC, and hand basin.

The second floor of the home provides two additional double bedrooms, each with convenient eaves storage, and a beautifully appointed shower room for added convenience.

Stepping outside, the rear garden showcases a charming patio seating area perfect for relaxing and entertaining, along with a sprawling lawn ideal for outdoor activities. An inviting Summer House, complete with electricity and garden views, offers a cozy retreat for hobbies or a functional home office space.

Additionally, the property boasts a spacious garage and workshop with approved planning permission for future conversion. In front of the home, ample driveway parking is available to accommodate up to 5 vehicles comfortably.

Council Tax, Tenure & Services

Council Tax Band F

Freehold

LPG Gas, Mains Electricity, Water and Drainage

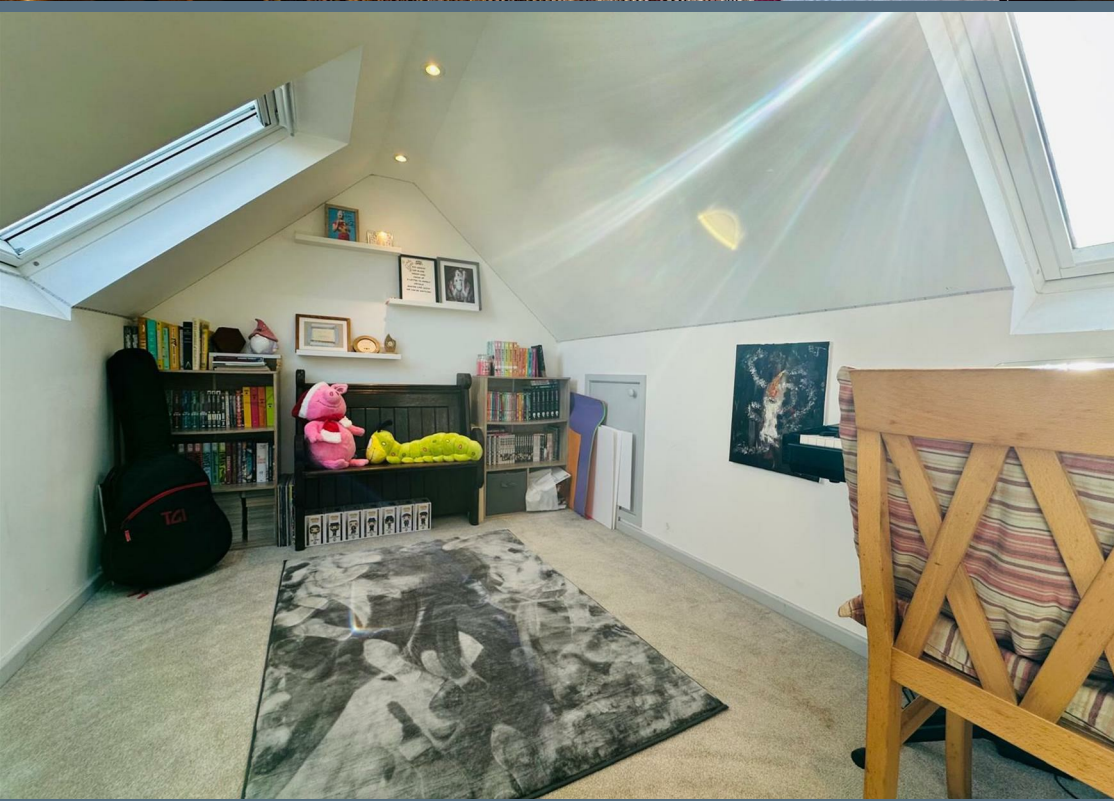
Sales Enquiries

If you have any enquiries, please contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer

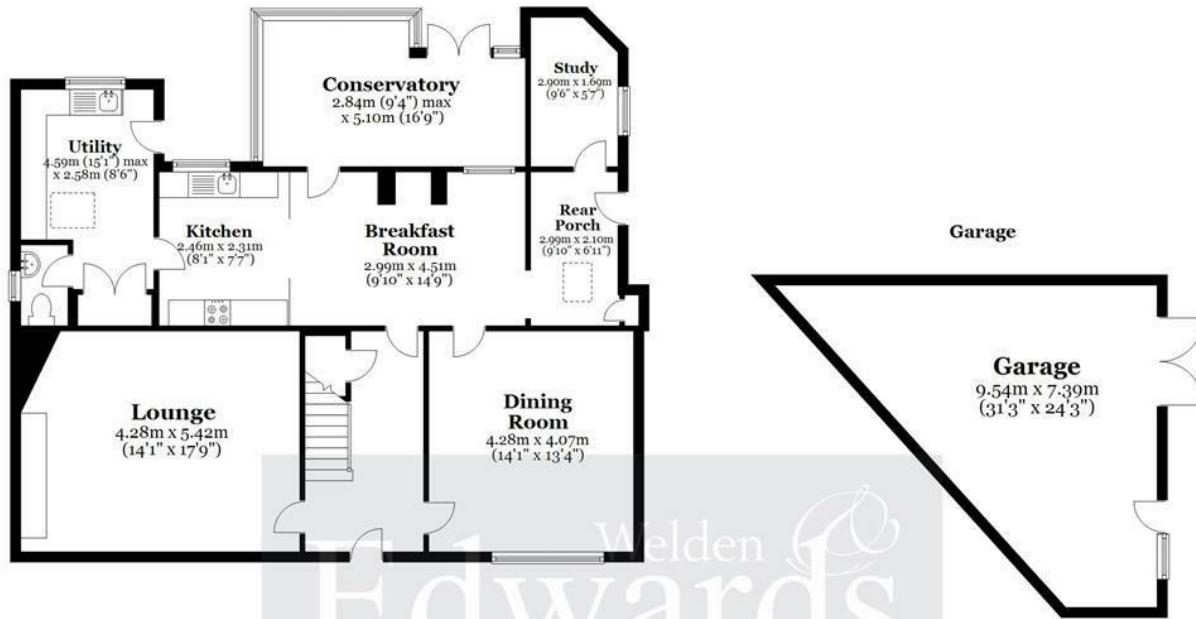
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.





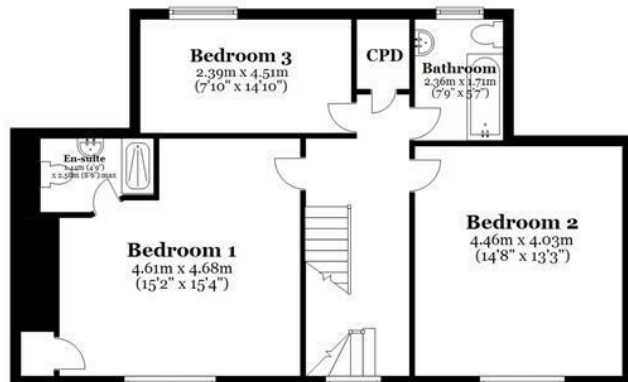


Ground Floor

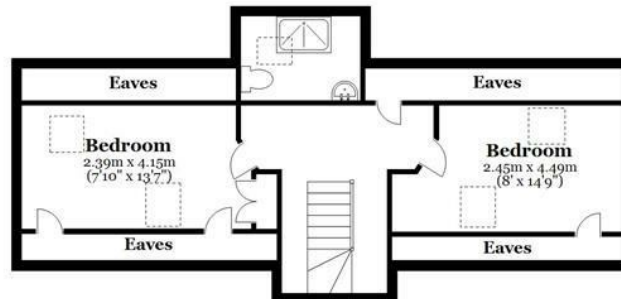


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First Floor



Second Floor



Total area: approx. 258.1 sq. metres (2778.6 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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