



Tidderson Cross Barn , Rackenford, Tiverton EX16 8DL
Guide Price £630,000

Call us today to arrange a viewing of this unique four double bedroom barn conversion that combines rustic charm with modern comforts. Sitting on lovely plot that provides ample parking, lovely gardens, as well as an additional field, this home needs to be viewed to appreciate all it has to offer.



Description

Uncover a truly exceptional property nestled just outside the picturesque village of Rackenford. As you enter through the inviting wooden gates, you are greeted by a stunning home that exudes charm and sophistication.

The bespoke wood entrance porch serves as a warm welcome and offers an ideal spot for storing your boots. Upon stepping inside, you'll find an inviting entrance hall that opens up to all the downstairs rooms. This practical entryway features a boiler room, along with additional space for shoe and coat storage, and even a fridge freezer for convenience. A contemporary shower room with a spacious shower cubicle, WC, and hand basin adds to the functionality of this area.

To the left of the hall lies the exquisite kitchen diner. Adorned with soft baby blue units beautifully complimented by sleek white handles and countertops, this kitchen is a chef's dream. It boasts high-end amenities, including an integrated eye-level oven, combi oven, dishwasher, and an electric Aga. A stylish kitchen island not only provides extra storage but also offers breakfast bar seating for three, perfect for casual meals. The dining area, situated at the rear, is a delightful space for entertaining with family and friends, comfortably accommodating an eight-seater table.

Handcrafted wood stairs lead to the first floor, where you'll find two generously sized double bedrooms, each equipped with built-in cupboards. The modern family bathroom here is a sanctuary of relaxation, featuring a bath, shower cubicle, vanity unit, and WC.

Returning to the entrance hall, to the right, you'll discover the gorgeous lounge. This room, bathed in natural light from large windows overlooking the rear courtyard, features a cosy wood burner for those chilly evenings. A door leads out to the front of the home, enhancing the room's appeal.

Another striking set of bespoke wooden stairs leads you to Bedrooms One and Two. Ascending this staircase, you will appreciate the careful design and respect for the barn's history. Bedroom One is a true masterpiece, complete with a whimsical ensuite accessed via charming stable doors, featuring a WC and a unique bicycle basin. The room boasts beautiful wooden floors, a luxurious standalone bath,

built-in wardrobes, and stunning exposed beams.

Across the hall, Bedroom Two welcomes you with fitted wardrobes and ample space for relaxation.

Externally, the property features a lovely front lawn garden and driveway parking for multiple vehicles. A charming lawn area to the side of the home serves as an idyllic setting for al-fresco dining amid the pleasant weather.

Just a stone's throw away lies a separate field, just under one acre in size, adding even more value to this exceptional property. This unique home truly embodies the perfect blend of modern living and rustic allure, waiting for you to make it your own.

*Please note, the seller is currently in the process of applying for planning permission for a double garage and wood store.

Services

- Council Tax Band - E
- Freehold
- Underfloor heating throughout the ground floor
- Electric Heating
- Solar Panels
- Water Treatment Plant
- Approx Broadband Speed: Standard 14 Mbps

Sales Enquiries

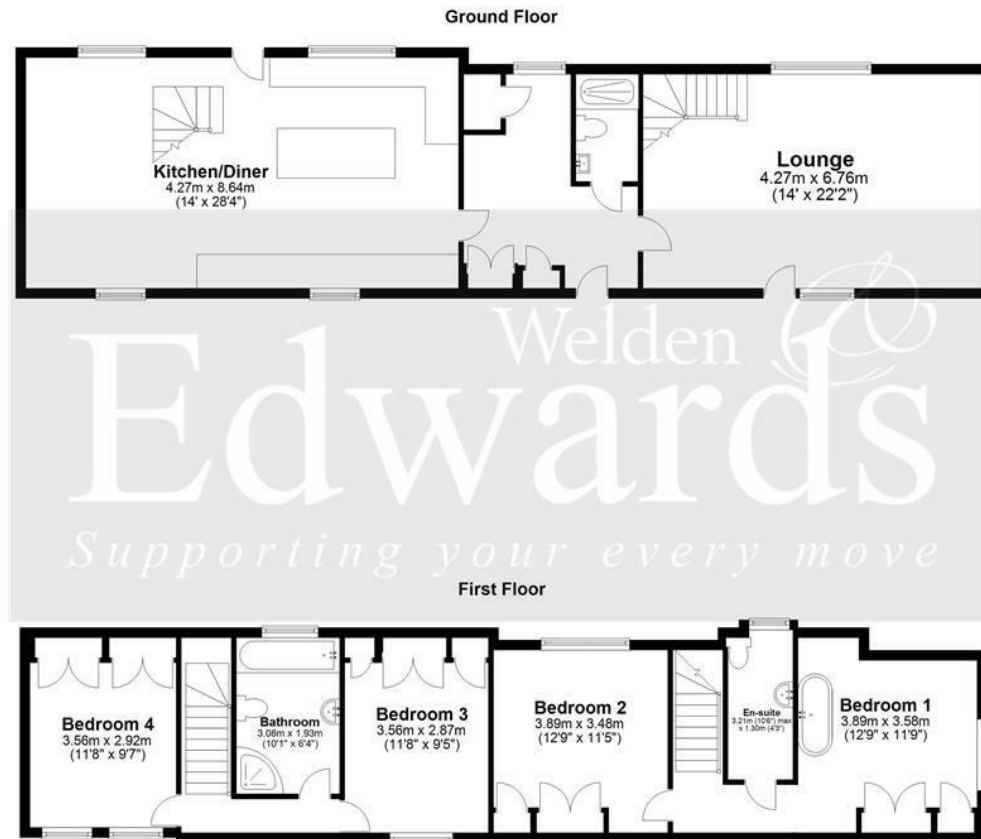
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

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.



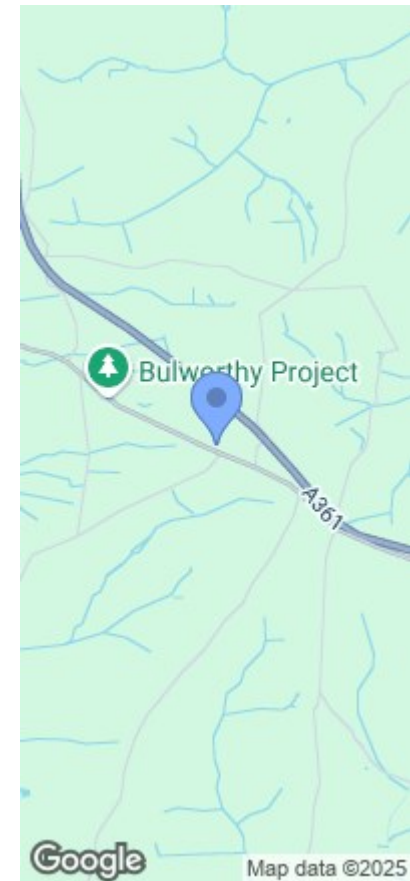




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This plan is for guidance only and is not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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