



Lower Prescott Rackenford Road, Tiverton, Devon EX16 5NB
£950,000

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This remarkable and generously proportioned home offers the perfect blend of rural tranquillity and convenient access to Tiverton. Set amidst gently rolling countryside, the property enjoys a peaceful setting while remaining just moments from local amenities. This is a home that truly stands apart—graceful, spacious, and beautifully situated. A viewing is essential to fully appreciate its charm, scale, and the lifestyle it offers.



Description

Approached via a picturesque, tree-lined private drive from Rackenford Road, this exceptional residence immediately sets the tone for elegant country living.

Step through the front door into a welcoming entrance hallway, where stunning Victorian mosaic tiled flooring offers a nod to the home's heritage. A convenient cloakroom is located just off this space. Beyond, the inner hallway unfolds—a beautifully proportioned area featuring French doors that frame views of the garden, an original fireplace that adds warmth and character, and stylish parquet flooring that flows throughout.

To the left, the lounge is a serene retreat, boasting two bay windows that flood the room with natural light and offer uninterrupted views across the garden and the rolling Exe Valley. A wood-burning stove adds a cosy touch, creating the perfect space for family relaxation.

Further along the hallway, double doors open into the heart of the home—a striking kitchen-diner. Herringbone wood flooring runs throughout, complemented by a large wood burner and expansive windows that showcase the garden and countryside beyond. This generous space easily accommodates a large dining table and is ideal for entertaining.

At the rear, the modern kitchen is thoughtfully designed with sleek, understated detailing and high-spec integrated appliances, including a double oven, warming drawers, dishwasher, full-height fridge/freezer, and a central island with induction hob and breakfast bar seating. Sliding doors lead out to a newly installed conservatory—an idyllic setting for summer gatherings.

A practical utility room offers additional storage, plumbing for laundry appliances, and access to a stylish shower room with WC, basin, and shower. From here, a further external door leads to the rear of the property.

On the opposite side of the kitchen, a separate hallway and 'back door' provide direct access from the garage and driveway parking. Adjacent to this is a versatile room that can serve as an additional bedroom, study, snug, or even a dedicated space for the family pet.

Upstairs, the primary bedroom is a true sanctuary—an expansive, dual-aspect room with built-in wardrobes and a luxurious ensuite featuring a freestanding bath, double-sized rain shower with hand attachment, twin basins, and WC. Bedroom two also enjoys its own ensuite with a shower cubicle, basin, and WC, and both rooms benefit from large windows overlooking open fields and rural vistas.

Three further double bedrooms, each with built-in storage, are served by a contemporary family bathroom. This space is beautifully finished with an exposed brick feature wall, a bath, separate shower enclosure, WC, and hand basin.

Externally, the property offers a triple garage and ample driveway parking. A staircase to the side of the garage leads to a charming studio space—a versatile room with a striking oak-framed window that perfectly captures the beauty of the surrounding hills.

The Grounds

Set within approximately 0.75 acres, the beautifully landscaped gardens stretch gracefully along the hilltop, offering uninterrupted vistas across the surrounding countryside. Tucked away from view and entirely hidden from Rackenford Road, the property is approached via a discreet, tree-lined driveway that gently winds its way upward, revealing the home nestled charmingly at the crest of the hill.

Council Tax, Tenure & Services

Council Tax Band - G

Freehold

All Mains Connected - Septic Tank

Ofcom Broadband Speeds: Ultrafast 900 Mbps

Ofcom Mobile Signal: Three, Vodafone, EE - Likely - O2 Limited

Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Sales enquiries

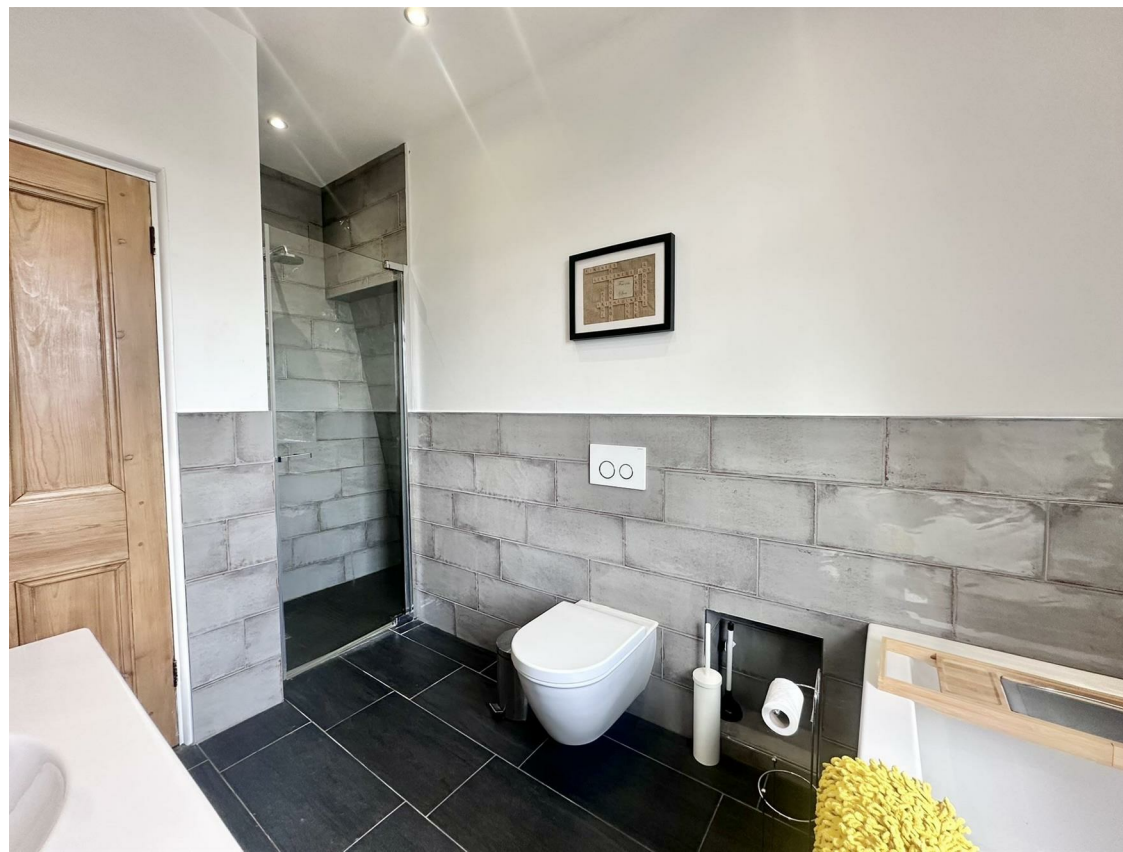
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

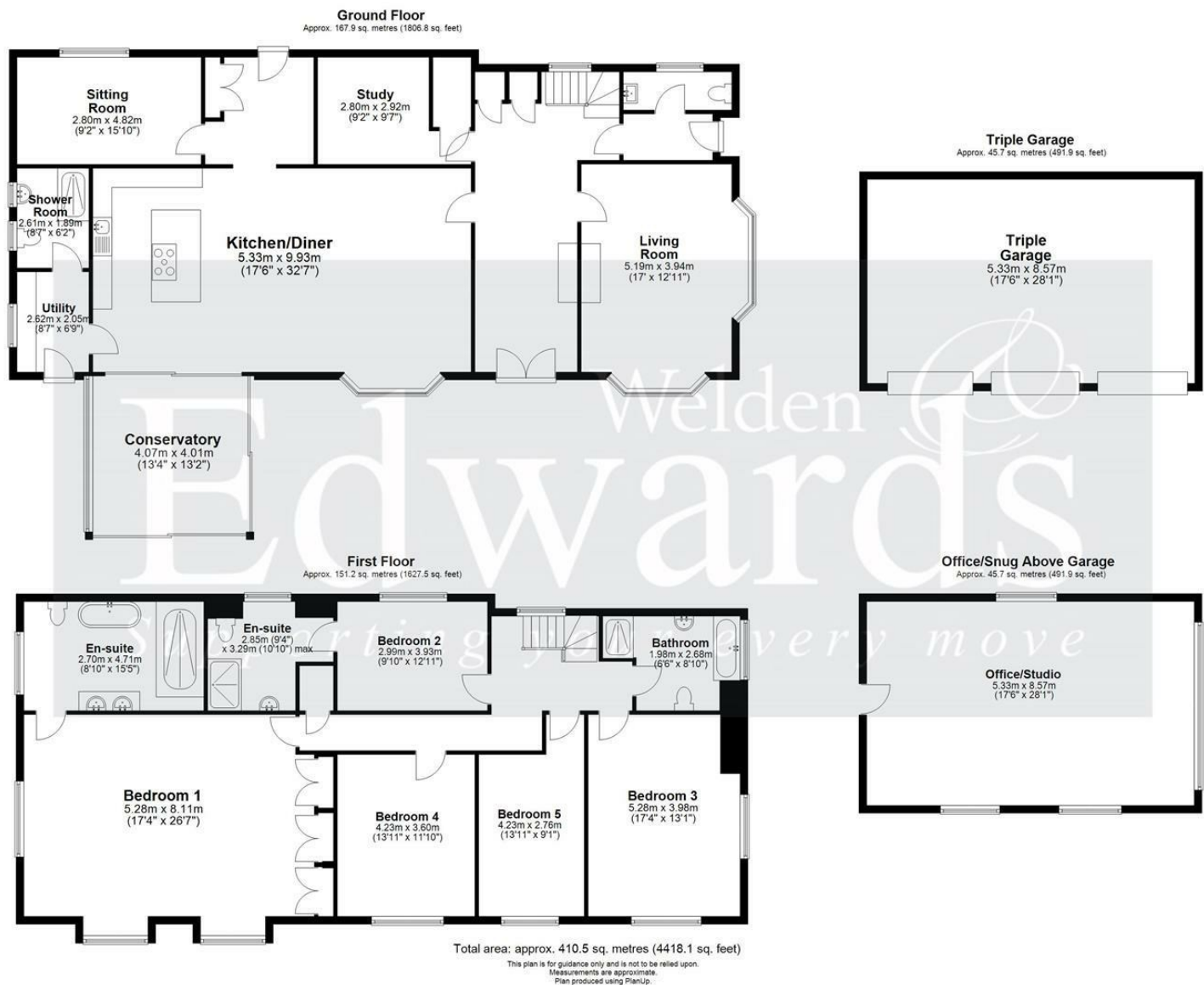
Disclaimer

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.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	76
		EU Directive 2002/91/EC



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