



Broomhill House
Southfield Way | Tiverton | Devon | EX16 5AJ

BROOMHILL HOUSE

An impressive, detached Grade II listed villa with classic Georgian architecture, featuring high ceilings, spacious rooms, and a wealth of period detail. This magnificent home also benefits from a delightful 2 or 3-bedroom Coachman's cottage. Set within private grounds of just over an acre, this property offers a perfect blend of grandeur and modern living, all within the convenient reach of Tiverton town centre.



KEY FEATURES

Accommodation:

The villa is approached via a private driveway, which leads to a large gravel turning circle at the front of the property. The lawns extend from the front of the property and wraps around the side of the villa where the exterior is draped in wisteria. The lawns are boarded with mature trees and plants that enhance both privacy and tranquillity.

The sense of space and grandeur is immediately apparent as soon as you enter the property, which the high ceilings and generously-sized rooms create. The front door opens into an entrance vestibule, with an impressively detailed oak doorway welcoming you into the heart of the home. An elegant chandelier bejewels the vast entrance hall. A hand carved, ornate oak staircase ascends to the first floor.

The main reception room is a light and expansive room with a fireplace as its focal point. Large shuttered windows to the side of the property and a shuttered bay window to the front of the house overlook the grounds.

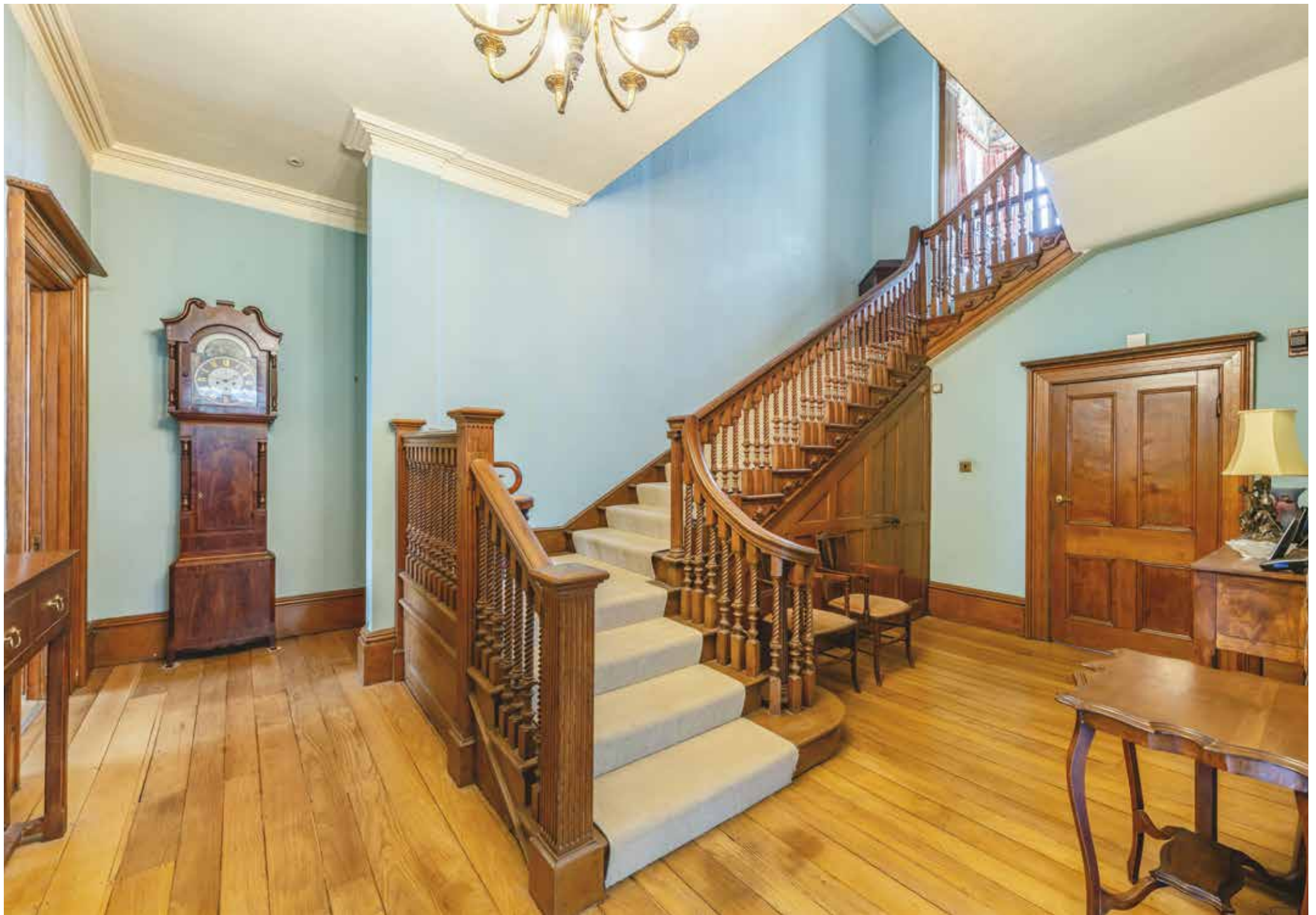
The formal dining room is exceptionally spacious, featuring elegant French doors that lead directly to a conservatory, enhanced by glazing on either side and windows above. Coupled with a generous bay window, this room is bathed in natural light and offers delightful views.

The high-quality and stylish kitchen is beautifully appointed with ample storage and a kitchen island. Further storage can be found in the walk-in pantry, and a utility room provides yet more built in cupboards and an additional sink. An opening from the kitchen leads through to the orangery. This charming space enjoys views of the garden and opens onto a sun terrace via French doors, perfect for alfresco dining. The orangery is equipped with blinds to keep the room cool during the summer months.

An inner lobby provides access to a ground floor W/C and access to the rear courtyard and the Coachman's Cottage.

A concealed doorway within the ornate staircase leads to a further staircase which descends to the cellar rooms. The spacious cellar provides an abundance of storage space and benefits from natural light from a window to the rear. There is a boiler room and two further cellar rooms, one of which would be perfect for use as a wine cellar.















The first-floor landing features a charming seating area in front of a large window that overlooks the rear courtyard. The villa offers four beautifully proportioned double bedrooms and a single bedroom. Comfort and convenience is ensured with both a bathroom and a separate shower room. A Jack and Jill ensuite services the master bedroom and can also be accessed from the landing.















Adjacent to the main house, the coachman's cottage offers flexible accommodation, or potential rental income. It can be configured as a 2 or 3-bedroom property, depending on your requirements. There are also numerous outbuildings, a garage and a car port for the Coachman's Cottage.

This stunning Georgian villa combines classical elegance with modern living, offering an abundance of space both inside and out. The property's beautifully landscaped grounds, private location, and additional coachman's cottage make it the perfect family home.







INFORMATION

Area

Southfield Way in Tiverton, Devon, is a residential road located in a semi-rural area. The neighbourhood enjoys a tranquil setting near the River Lowman, providing residents with opportunities for outdoor activities such as walking and nature exploration. Conveniently situated, Southfield Way offers easy access to Tiverton's town centre, which offers local shops, cafes, and community amenities. The area is well-connected by road to nearby towns and is surrounded by picturesque Devon countryside, making it an attractive location for families and those seeking a peaceful lifestyle while remaining close to urban conveniences.

Property Information

EPC: Exempt

Council tax: G

Main gas, electricity, water and drainage.

Tenure: Freehold

Broomhill House Southfield Way, Tiverton, Devon

Approximate Gross Internal Area

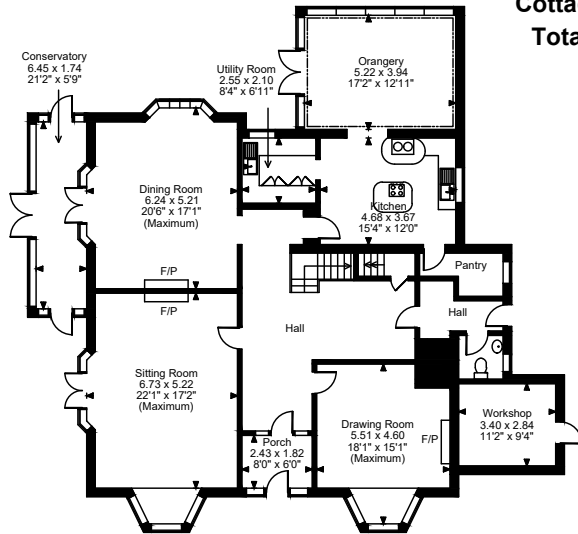
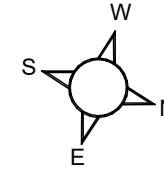
Main House = 4666 Sq Ft/433 Sq M

Garage = 264 Sq Ft/25 Sq M

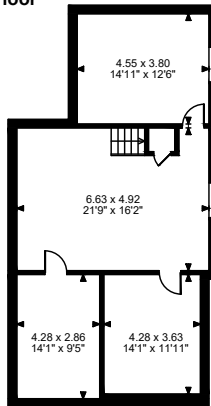
Outbuilding = 329 Sq Ft/31 Sq M

Cottage = 1429 Sq Ft/133 Sq M

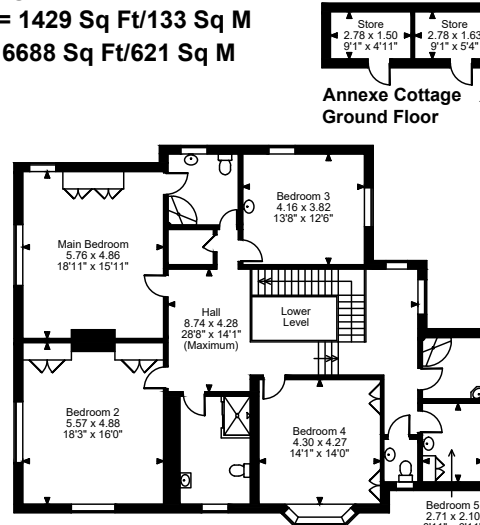
Total = 6688 Sq Ft/621 Sq M



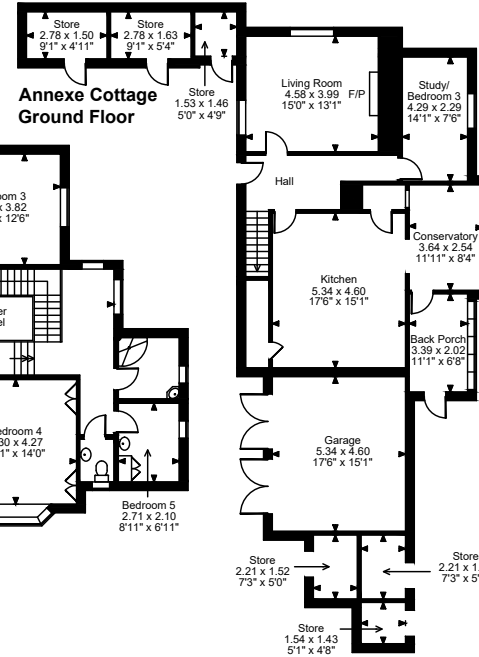
Ground Floor



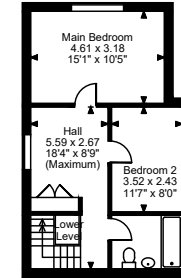
Cellar



First Floor



Annexe Cottage
Ground Floor



Annexe Cottage
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8632876/SS



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Exeter
23 Southernhay West, Exeter, Devon EX1 1PR
01392 573900 | exeter@fineandcountry.com

