



Tristram Chapel, Puddington, Tiverton, EX16 8LW

Guide Price **£450,000**

HELMORES
SINCE 1699

Tristram Chapel, Puddington

Tiverton, EX16 8LW

- Converted chapel
- 4 bedrooms
- Ground floor bedroom with ensuite
- Walled garden
- Garage & workshop
- Character property
- Beautiful views
- Solar & airtsource
- Village location

Chapel conversions offer a unique living space and this particular conversion will not disappoint. With 4 bedrooms and spacious living accommodation, the property also has the benefit of recently added Solar PV and Airtsource heat pump giving it superb eco credentials. There is a very pretty walled garden, an insulated workshop, car port and garage, along with views for miles. This property really is a one off. All set within the vibrant Mid Devon village of Puddington, this property is well worth a viewing.

The entrance hall has a downstairs WC and a large utility room with sink and plenty of space for white goods. A door leads off the utility room to the boiler service area and an internal door from there to the garage.





GARDEN

The lounge has beams and is a lovely space to relax and enjoy the view of the garden where patio doors lead out. There is an inglenook fireplace with a large woodburning stove and solid wooden cupboards as an added feature. The kitchen has lovely views over the countryside and an array of units with space and scope to update. The dining room also has beams and an open carpeted staircase with plenty of room for a large dining table or could be utilised as a 2nd lounge. The downstairs double bedroom has fitted wardrobes with the original vestibule serving now as an ensuite wetroom with a Mira electric shower, toilet and sink. This space would suit ideally for multi-generational living.

Upstairs the deceptively large living accommodation has lots of headroom and starts with a master bedroom and ensuite shower room along with new large John Lewis wardrobes. This floor has lovely original feature arch windows throughout and beams. There are two further good sized bedrooms, both with cupboard space on this level and a bathroom with shower over.

The property has had a new eco central heating system fitted in 2023 with 10 solar PV panels and an air-source heat pump, hot water tank and new radiators. Also in 2023, the property was upgraded with internal wall insulation to all the perimeter walls of the house (except the wet rooms) as well as internal insulation to all sloping ceilings (including wet rooms). The property had new good quality flooring fitted in 2024.

Outside there is an array of useful areas. The fully insulated large wooden workshop with electrical points and lighting offers a good deal of space along with the large garage with an internal door leading into the house.



There is a car port between these two buildings. The garden is walled, laid partially to lawn with bordering flowerbeds, has a wildlife pond and some patio areas. The garden enjoys beautiful open views over the countryside.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon 2024/25

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Enabled

Drainage: Private Drainage shared with one other property

Heating: Air Source heat pump & Solar PV

Listed: No

Conservation Area: No

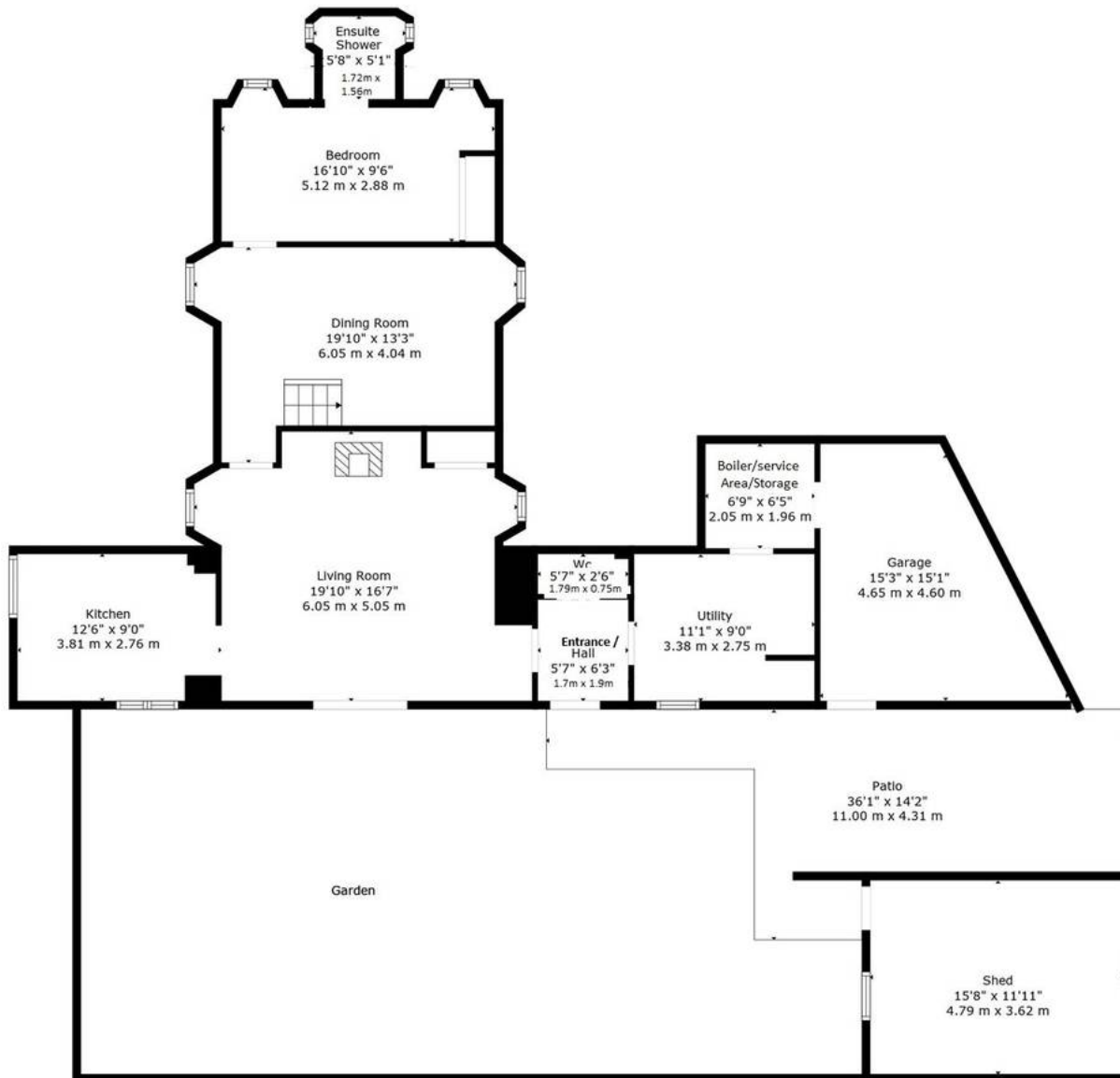
Tenure: Freehold

PUDDINGTON is a village near the source of the River Creedy, graced on all sides by blissful, undeveloped countryside. It creates a triangle with the market towns of Crediton (8 miles to the south) and Tiverton (7 miles to the east) – each with an up to date choice of shopping, educational and leisure facilities. Puddington is thought to have Saxon origins and blossomed to life when Devon formed part of 'Wessex'. The village name may have evolved from 'Putta's Tun', a farmstead or settlement belonging to 'Putta', a Saxon chief. Moving forward in time, it is well known that the Puddington of today is a calm and attractive place – with a core of classically Devonian thatched cottages, and a welcoming, yet close-knit community. In essence, it is the epitome of a country getaway. Nearby Witheridge has a good primary school, village shop with post office, newsagent, barber and hairdresser, and is now blessed with a French restaurant as well as a good pub.

The post code for Sat-Nav is EX16 8LW

What3Words: [///lamppost.comment.scared](https://www.what3words.com////lamppost.comment.scared)





Floor 1



Floor 2

TOTAL: 1587 sq. ft, 148 m2
 FLOOR 1: 965 sq. ft, 90 m2, FLOOR 2: 622 sq. ft, 58 m2
 EXCLUDED AREAS: PATIO: 306 sq. ft, 28 m2, SHED: 187 sq. ft, 17 m2, STORAGE: 46 sq. ft, 4 m2,
 GARAGE: 180 sq. ft, 17 m2

Measurements Are Calculated By Technology, Deemed Highly Reliable But Not 100% Guaranteed.





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