

Penmead, Bakers Hill, Tiverton





A gorgeous Victorian home set in just under 4 acres offering **exceptional views** and several useful outbuildings .

Summary of accommodation

Study | Dining room | Sitting room | Breakfast/kitchen room | Conservatory | Utility

Principal bedroom with en suite | Two further bedrooms with en suites | One bedroom with wash-hand basin | Family bathroom

Annexe: One bedroom | Sitting room | Shower room | Space for kitchenette

Parking | Double garage with mezzanine | Patio | Attached brick building | Several further outbuildings

In all about 3.57 acres

Distances

Tiverton 0.7 miles, Tiverton Parkway 9 miles (London Paddington 130 minutes), Taunton 21 miles

Exeter city centre/Exeter St. David's station 16 miles, Exmoor National Park 14 miles

(All distances and times are approximate)



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Location

Penmead is located in an idyllic, accessible location. The charming market town of Tiverton is situated about 1 mile away and boasts an array of conveniences such as private and state schools, supermarkets, and various shops catering to everyday needs. It also features modern amenities like a hospital and sports centre.

Accessibility is a highlight in this part of Devon, with the A361 dual carriageway providing a direct link to Junction 27 of the M5 Motorway in Tiverton. Adjacent to this route is Tiverton Parkway railway station, offering swift connections to London Paddington in approximately 130 minutes. Approximately 16 miles away lies the historic Cathedral city of Exeter, serving as a major regional hub with a full complement of amenities, including an airport facilitating national and international flights.

This picturesque region of Devon is renowned for its stunning countryside and opportunities for rural activities. Residents enjoy easy access to outdoor activities with Exmoor National Park just 14 miles to the north. Additionally, the pristine beaches along both the South and North Devon coastlines are within a short driving distance, offering further recreational opportunities.

The property

Situated in approximately 3.6 acres of land, Penmead presents a charming detached period residence boasting four bedrooms and several superb reception rooms. Positioned in an idyllic setting atop the south-west hills overlooking Tiverton, Penmead is south-facing and provides sweeping views of the surrounding countryside and beyond. Additionally, the property includes a one-bedroom annexe, well established gardens, a double garage, and further outbuildings, along with a 2.5 acre paddock. Perfectly suited for multi-generational living, Penmead occupies a superb location, offering both comfort and convenience.

Penmead is extremely well presented and over the past nine years, the current owners have sympathetically renovated it, introducing a range of enhancements that have brought a contemporary allure to the property. The property showcases remarkable reception rooms, all with great proportions and an abundance of natural light throughout.

The reception rooms comprise a large study, dining room, and sitting room. The dining room boasts a charming bay window, while the drawing room features an elegant box window. Throughout the home, there are several period fireplaces some of which are ornate with marble surrounds and cast iron grates. Both the drawing room and dining room are further enhanced by cozy wood-burners.

On entrance to the property, you are greeted by a large entrance hall with an original oak dog leg staircase which sets the tone for the rest of the property. A gorgeous tall sash window floods the landing with natural light. The kitchen/breakfast room serves as an exceptional family hub, providing ample space for dining and entertaining. It boasts an extensive array of appliances and is beautifully complemented by wooden work surfaces and a double hob AGA. Adjacent to the kitchen is a large conservatory boasting wonderful views of the grounds and gardens and also a utility which features the back door and cloakroom.



Ascending to the first floor are four large double bedrooms, three of which include en suite shower rooms, while the fourth features a wash hand basin. Each bedroom offers wonderful views of the surrounding countryside. Completing the accommodation on this level is a family bathroom.

Outbuildings, garden and grounds and annexe

The annexe at Penmead has been extremely well done and is immaculately presented throughout. It presents a beautifully transformed barn, boasting a striking oak frame internally and appealing timber cladding externally. The annexe offers one bedroom, a sitting room, space for a kitchenette and also a contemporary shower room. It also benefits from its own access and small garden.

The entrance to Penmead is fabulous, a gravelled driveway surrounded by mature shrubs and a well-established lawn leads to a spacious turning area and space for parking.

Towards the rear of the property, a generous patio offers an ideal setting for outdoor dining and soaking in the scenic views. Nestled below the garden lies a former chicken shed and run. Adjacent to the driveway, is a well looked after lawn, alongside a vegetable garden with a polytunnel and greenhouse.

Attached to the side of the house, off the utility room is a large brick building which offers ample space for storage. However, it offers huge potential for conversion if someone wanted, whether that may be an office, studio or games room.

Additionally, a variety of other outbuildings, including garages (benefitting from solar panels) former stables, a workshop, and storage areas, including a chicken run and pig sty, further enhance the property's appeal.

The paddock is perfect for grazing and extends to roughly 2.5 acres. It is accessed via two gates, one situated at the bottom of the garden and the other positioned halfway down. Alternatively, entry can be gained from a separate lane connected to the public highway.

Services

Mains water, electricity and gas. Private drainage. Gas fired boilers supplying central heating and hot water.

Directions (Postcode EX16 5NE)

If you are coming from the M5 via the North Devon Link Road, take the second exit for Tiverton. Upon reaching Tiverton, follow the signage indicating Witheridge and the B3137. Turn left onto Rackenford Road, then take the second left onto Long Drag, staying on the B3137 as you exit Tiverton. As you ascend the hill and navigate a right-hand bend, pass the cottages, followed by a left-hand bend. After passing the Lodge on the left-hand side, take the subsequent left turn.

Follow this lane, and shortly after reaching the crossroads, turn left and descend the hill. Penmead will be approximately a mile ahead and will be the first property on the right-hand side.

Property information

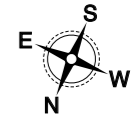
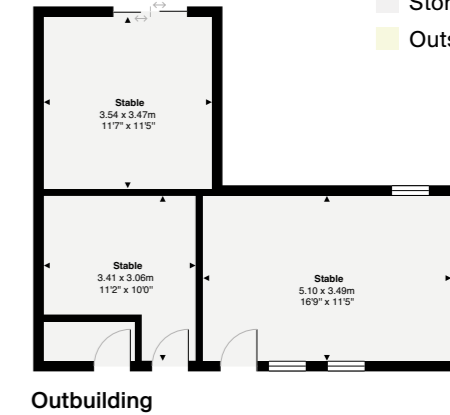
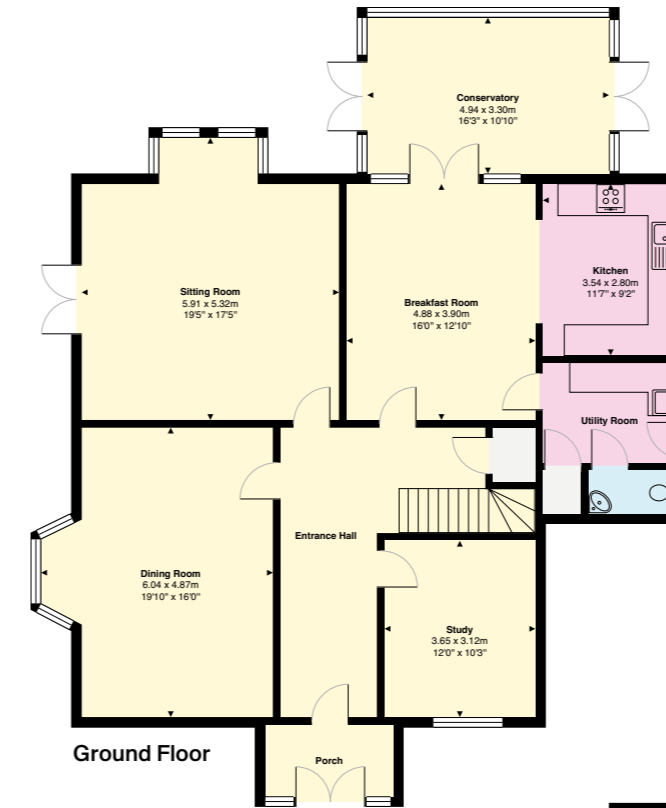
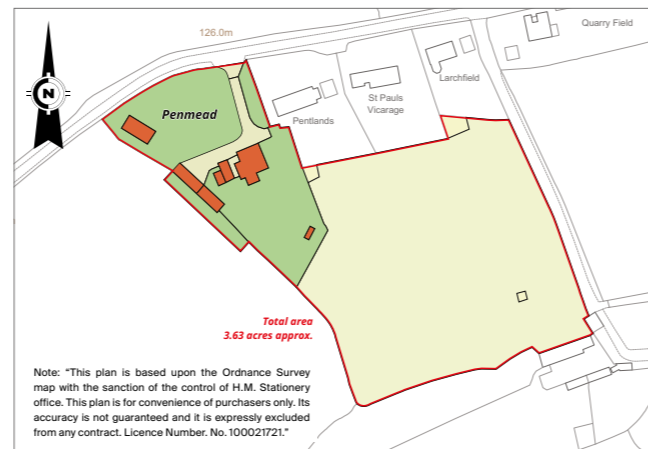
Tenure: Freehold

Local Authority: Mid Devon District Council. Phoenix House, Phoenix Lane, Tiverton EX16 6PP

Council Tax: Band G

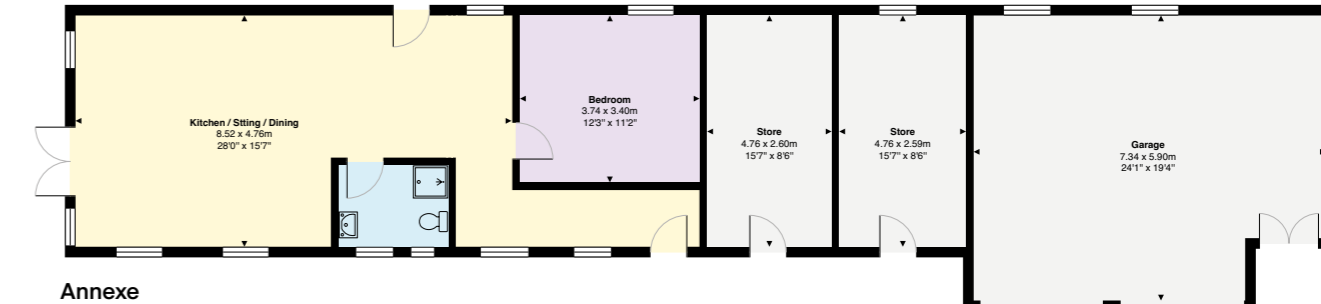
EPC Rating: B

Guide Price: £1,275,000



Approximate Gross Internal Floor Area
4613 sq ft, 428.4 sq m including Annexe,
Garage and Outbuilding

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated March 2024.

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