

# Holly Tree House, Bickleigh, Devon

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An immaculately presented, contemporary house set in over 6 acres with **beautiful panoramic views** over open, unspoilt countryside.

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## Summary of accommodation

Dining hall | Sitting room | Family room | Kitchen/breakfast room | Double bedroom with en suite shower room | Attached double garage and workshop | Attached garden/log store

Part-galleried landing with office area | Principal bedroom with en suite bath and shower room | Two further double bedrooms with en suite shower rooms

Parking | Garden | Greenhouse - Soft fruit cage | Paddock

**In all about 6.23 acres**

## Distances

A396 1 mile, Bickleigh 1.8 miles, Tiverton town centre 3.5 miles, Blundells School (Tiverton) 5 miles, M5 J27 10.5 miles, Tiverton Parkway Station 12 miles (Paddington 1 hour 52 minutes), Exeter City Centre 12.5 miles, Taunton 25 miles, Exeter Airport 14 miles (London City Airport 1 hour)  
(All distances and times are approximate)



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## Location

Holly Tree House is situated off a country lane on a hilltop setting and only a few minutes' drive from the village of Bickleigh and the market town of Tiverton. Bickleigh is a small village on the River Exe with a pretty medieval church, pub and primary school (Ofsted rated Good). Tiverton has an excellent variety of shops and local business, including medical, dental and veterinarian surgeries. Local transport links are good too with the A361, A396 and J27 M5 are all within easy reach and Tiverton Parkway has direct rail services to Exeter (15 minutes) and Paddington (1 hour 52 minutes). Exeter Airport is also within easy reach offering a daily service to London City Airport (1 hour) and driving to Exeter is only 20 minutes. The area has a selection of popular schools from both the state and independent sectors, including Blundell's School and Blundell's Preparatory School in Tiverton.





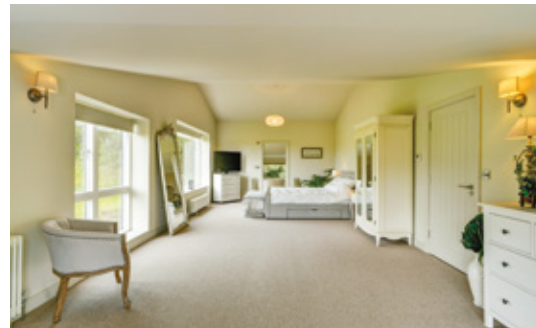
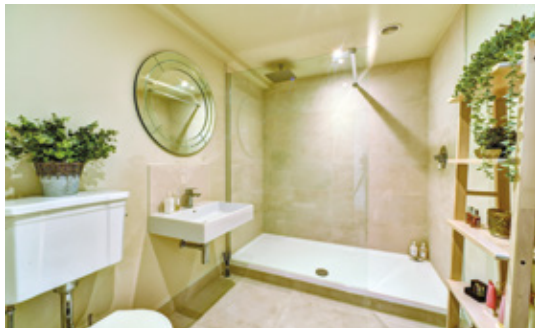


## The property

Tucked into the gently sloping side of a small hill near its summit, Holly Tree House has a sheltered, south and east facing position with wonderful views out across miles of beautiful countryside. It was refurbished five years ago to a high quality, striking, contemporary design that seeks to blend the house into the landscape. The design incorporates walls protected by pale render up to the level of the first floor, with silvered Siberian larch-cladding above and a slate-coloured composite metal roof. High levels of insulation have been used alongside integral double glazed windows to ensure that the interior remains cosy in the winter and cool in the height of summer. The design also employs wide, floor to ceiling windows that allow natural light to fill the interior and make sure that the wonderful view can be seen from as many rooms as possible. The feeling of light and space inside is complemented by pale, engineered oak flooring throughout much of the ground floor, a striking oak and glass staircase and tasteful décor throughout. The ground floor incorporates a generously sized sitting room, dining hall and a wonderful, open plan kitchen/breakfast room and family room.







The kitchen is fitted with a handmade, painted timber unit including an enormous central island along with a range of built-in electric appliances and a gas-fired hob. Both the kitchen and sitting room have sliding doors to the garden. Also on the ground floor is a double bedroom with an en suite shower room fitted with a double shower. The first floor has a wide and long, part-galleried landing, which is perfect as a further seating/play area or as a home office. Off one side of the landing is the large principal bedroom, which has panoramic views through its floor to ceiling windows and a very large bath and double shower room. Off a second side are two further double bedrooms, each with its own, en suite shower room.

## Outbuildings, garden and grounds

Holly tree house is approached off a little used, country lane via a 120-yard long tarmac drive. Partway along the drive is a spur leading to a parking area in front of the attached large garage, which has sufficient internal space to incorporate workshop/storage space on either side. Attached to the rear of the garage is a large storage room with openings on two sides, which currently serves as a combined garden/log store. At the end of the drive is a further, good sized concrete parking area with space for several cars that slopes gently up towards the side of the house.



The garden stretches out from the house on three sides and is primarily lawned to minimise maintenance. The garden is enclosed by post and rail fencing and is dotted with a variety of native broadleaf trees which provide a screen for privacy and added protection from high winds during inclement weather. Within the garden and screened by trees is a large greenhouse and a large soft fruit cage. Beyond the garden is a gorgeous pasture field enclosed by mature field hedging, perfect for grazing. The views from this field are exceptional and you can see all the way to Exmouth and across to Dartmouth. The views are panoramic and unique and are a huge feature of the property. In all the garden and grounds extend to about 6.23 acres.

## Services

Mains electricity. Private water supply (bore hole) Private drainage. Oil-fired central heating. Bottled gas-fired kitchen hob. Ultra fast BT broadband.

## Agent's Note

The neighbouring holiday cottage and field have a right of way over a small bit of the entrance from the lane. Please contact the agent for more information on this.

## Directions (Postcode EX16 8HF)

**What3Words:** jaunts.purse.threading

From Tiverton head south-west out of the town on Exeter Road/A396, signed to Bickleigh. After about two and a half miles turn right, signed to the Yearlstone Vineyard. Continue for a quarter of a mile before bearing right on a sharp righthand bend. The driveway entrance to the property will be found on the right after a further three quarters of a mile. Turn right onto the drive and continue 120 yards to the end.

## Property information

**Tenure:** Freehold

**Local Authority:** Mid Devon District Council ([www.middevon.gov.uk](http://www.middevon.gov.uk)).

**Council Tax:** Band G

**EPC Rating:** C

**Guide Price:** £1,200,000

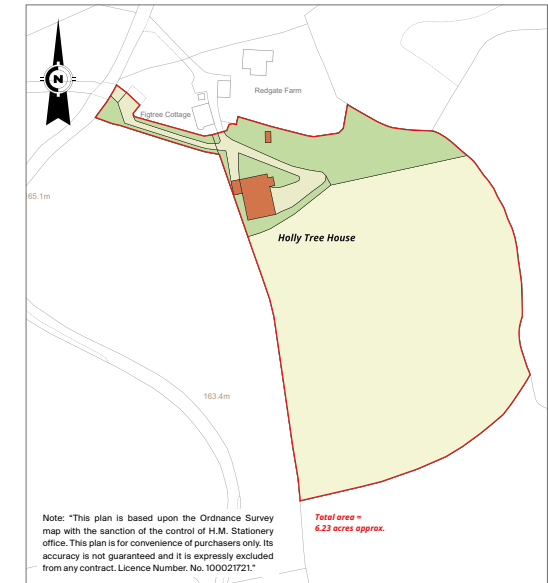
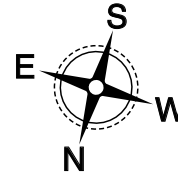


## Approximate Gross Internal Floor Area

556.1 sq m / 5985 sq ft

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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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 April 2024.

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