



Crows Nest, Westleigh, Devon





A striking detached property boasting a **unique architectural design**, offering wonderful views of the countryside and beyond.

Summary of accommodation

Reception hall | Dining room | Sitting room | Kitchen

Principal bedroom with en suite and balcony | Four further bedrooms

Additional reception room | Laundry room

Parking | Double garage | Garden

Distances

Tiverton 10 miles, Exeter 20 miles

Taunton 12 miles (London Paddington from 1 hour 50 minutes)

(All distances and times are approximate)



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Location

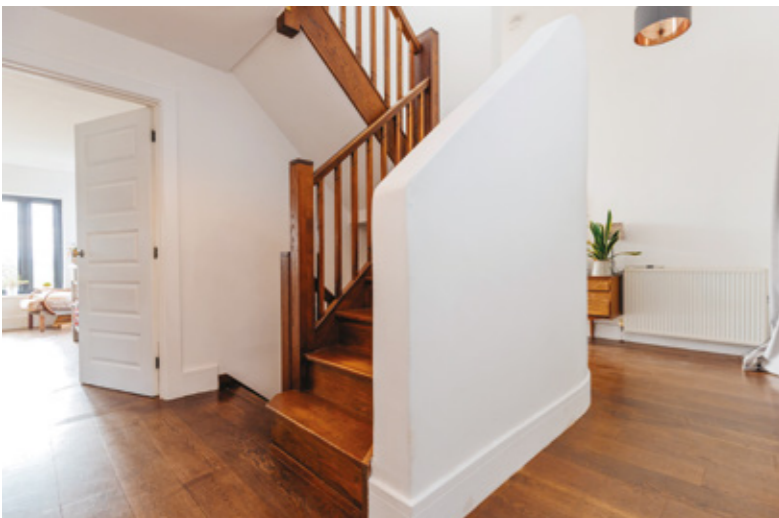
Nestled within the picturesque landscape of Mid Devon, the sought-after location of Westleigh in Tiverton offers an idyllic setting for those seeking a blend of rural tranquility and modern convenience.

Surrounded by rolling countryside and charming farmland, Westleigh boasts stunning views of the Tiverton hills and the Exe Valley.

Despite its tranquil surroundings, Westleigh is conveniently situated just a short distance from the historic market town of Tiverton. Here, residents can enjoy a wealth of amenities, including boutique shops, quaint cafes, and traditional pubs, as well as supermarkets and essential services.

For outdoor enthusiasts, the nearby Grand Western Canal offers scenic walking and cycling routes, while the stunning landscapes of Exmoor National Park and Dartmoor National Park are within easy reach, providing endless opportunities for exploration and adventure.

With excellent transport links via the M5 motorway and Tiverton Parkway railway station, Westleigh provides easy access to major cities such as Exeter, Bristol, and Plymouth, making it an ideal location for commuters and those seeking a convenient base for travel throughout the region.



The property

Built to an architect's bespoke design, this gorgeous property spans over three impressive floors and is presented to a very high standard throughout.

On the ground floor, there is a good-sized modern kitchen equipped with Neff and AEG appliances with views across the garden and beyond, complemented by a convenient utility room leading to the double garage.

The large open plan sitting and dining room area has floor-to-ceiling bi-folding doors leading seamlessly onto a spacious balcony, providing a highly versatile space for relaxing and entertaining and an abundance of natural light and character throughout.

Descending to the lower ground floor, there are four generously proportioned bedrooms and a bathroom, offering both comfort and convenience, with one bedroom giving access to decking and extending the living space into the beautifully landscaped garden.

The luxurious principal bedroom sits on the top floor and offers an en suite, dressing area and a balcony with far-reaching countryside views. Additionally there is a large reception room, which offers the flexibility to be transformed into an additional bedroom or tailored to suit your lifestyle needs.

Gardens and grounds

Outside, a double garage provides secure parking and storage space, while the landscaped garden with lawned areas is designed to be easily maintained and offer dining and seating areas.

Whether you're drawn to its contemporary design, natural beauty, convenient amenities, or its peaceful ambiance, Crows Nest offers a desirable lifestyle opportunity for discerning buyers seeking the perfect balance of rural charm and modern living.

Services

Mains electricity, drainage and water. Oil fired central heating.

Directions (Postcode EX16 7HZ)

From the M5 J27 onto the North Devon link road, take the first exit signed Sampford Peverell. At the end of the slip road turn right to Westleigh and Holcombe Rogus. Continue straight across the next roundabout and up the hill. In about half a mile, take the second right signed to Westleigh and continue for another mile until you reach a fork in the road leading down to the village. Stay left at the fork and Crows Nest is the third house on the right.

Property information

Tenure: Freehold

Local Authority: Taunton Deane Borough Council

Council Tax: Band G

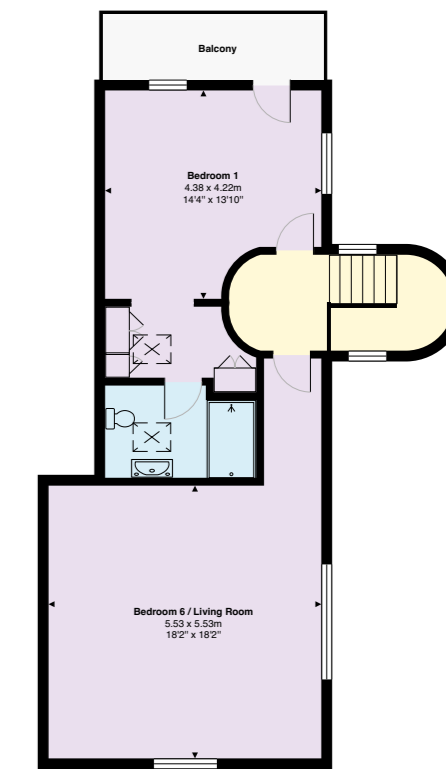
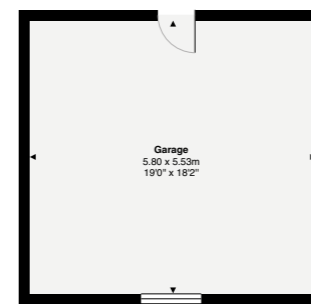
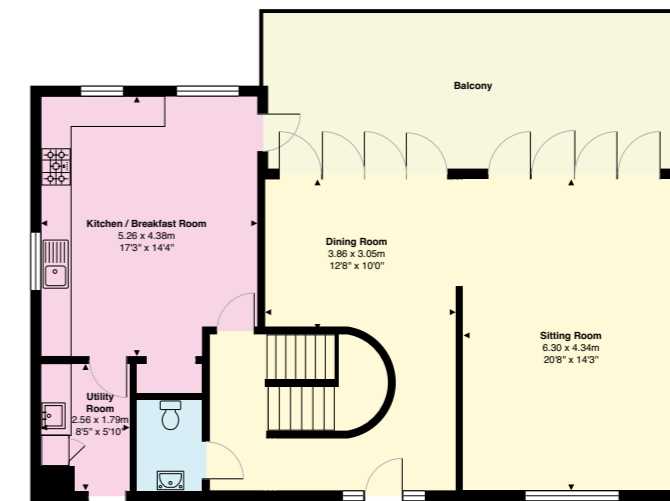
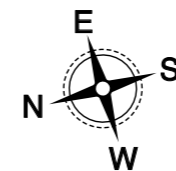
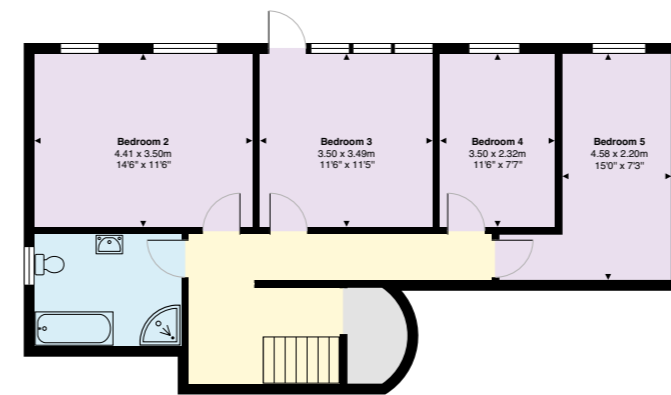
EPC Rating: D

Guide Price: £825,000



Approximate Gross Internal Floor Area 263.2 sq m / 2833 sq ft (excluding balcony)

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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