



Nirvana



Tiverton: 8 Miles, M5 (J27)/ Tiverton
Parkway Station: 15 Miles

A spacious four-bedroom home with superb views situated in the village of Nomansland with a range of useful outbuildings and parking for multiple vehicles.

- Spacious four-bedroom detached home
- Glorious views across the countryside
- Parking for multiple vehicles
- Large outbuilding suitable for a range of uses
- Layout suitable for multigenerational living
- Modern kitchen with island and Rayburn
- Village Location
- Council Tax Band C
- No onward chain
- Freehold

Guide Price £500,000

SITUATION

Nomansland is a pleasant village situated between the parishes of Cruwys Morchard and Witheridge. The village benefits from a cricket club and the well renowned Mount Pleasant Inn. There is a bus service that runs from Barnstaple to Exeter via Nomansland.

The nearby large village of Witheridge has amenities including Newsagents, Post office/general store, vets, Doctor's Surgery and Primary School.

Tiverton has a wide range of amenities with both private and state schooling and a variety of shops. From Tiverton, access to the M5 at Junction 27 is approximately 7 miles, alongside which lies Tiverton Parkway Station.

DESCRIPTION

Nirvana is a well-proportioned family home set in the centre of the village of Nomansland. The house has three/four bedrooms with one/two reception rooms, a study, large kitchen/dining room and two large, useful outbuildings with a range of potential uses.

ACCOMMODATION

Upon entering the property is a useful boot room with space for coats, undercounter storage with worksurface above and space for a tumble dryer. Leading through from here into the hall which gives access to the study, ground floor bathroom, double bedroom and kitchen/dining room. The bathroom comprises of bath, shower WC and basin. The kitchen has been finished to a good level with a range of base and wall units, granite surface on the central island, double electric oven, electric hob, integrated fridge freezer, solid fuel Rayburn, breakfast bar and ample space for formal dining. There are also French doors that lead out to the patio at the rear. Leading on from the kitchen there are two further reception rooms. The main reception room has French doors out onto the front, south facing garden that enjoys incredible countryside views. This room also benefits from a large wood burner and dual aspect. The secondary sitting room is well proportioned and could be utilised as a snug, children's playroom, study or additional bedroom if required.

On the first floor there are two double bedrooms. The principle bedroom is of good proportions and benefits from superb views, useful eaves storage and triple aspect with velux windows. The second bedroom on this floor is again a good size with eaves storage. The shower room has Blue Mosaic patterned vinyl flooring with corner shower, WC and basin with lit wall mounted glass mirror above.

OUTSIDE

Set back from the road, there is a well-maintained front garden that is predominantly laid to lawn with a range of shrubs and small trees. A driveway leads to the parking at the rear with access directly into the main outbuilding. The rear garden comprises of a spacious terrace, perfect for outdoor entertaining and alfresco dining, a raised lawn and a number of raised flower beds on the northern boundary with closed board fencing defining the boundary on this side.

OUTBUILDINGS

There are two large connected outbuildings at the property. The main building has four bays and is a 919sq ft block-built garage/workshop with three high (12ft 6) double doors. Currently serving as a workshop for steam engines, the building has a multitude of uses and subject to necessary permissions could be used for commercial purposes. The property also provides income potential via commercial letting. The building benefits from batten lighting, ample electricity sockets and a travelling crane capable of lifting approximately two to three tonnes. There is also three phase electric supplied by a converter situated on the mezzanine floor. The converter is available via separate negotiation.

There is a mezzanine storage area above eastern end of the building. Attached to this main building is a 650sq ft workshop that again has ample electricity sockets, space for workbenches and machinery along with a utility space with sink, WC and undercounter units.

SERVICES

Mains services connected.

VIEWINGS

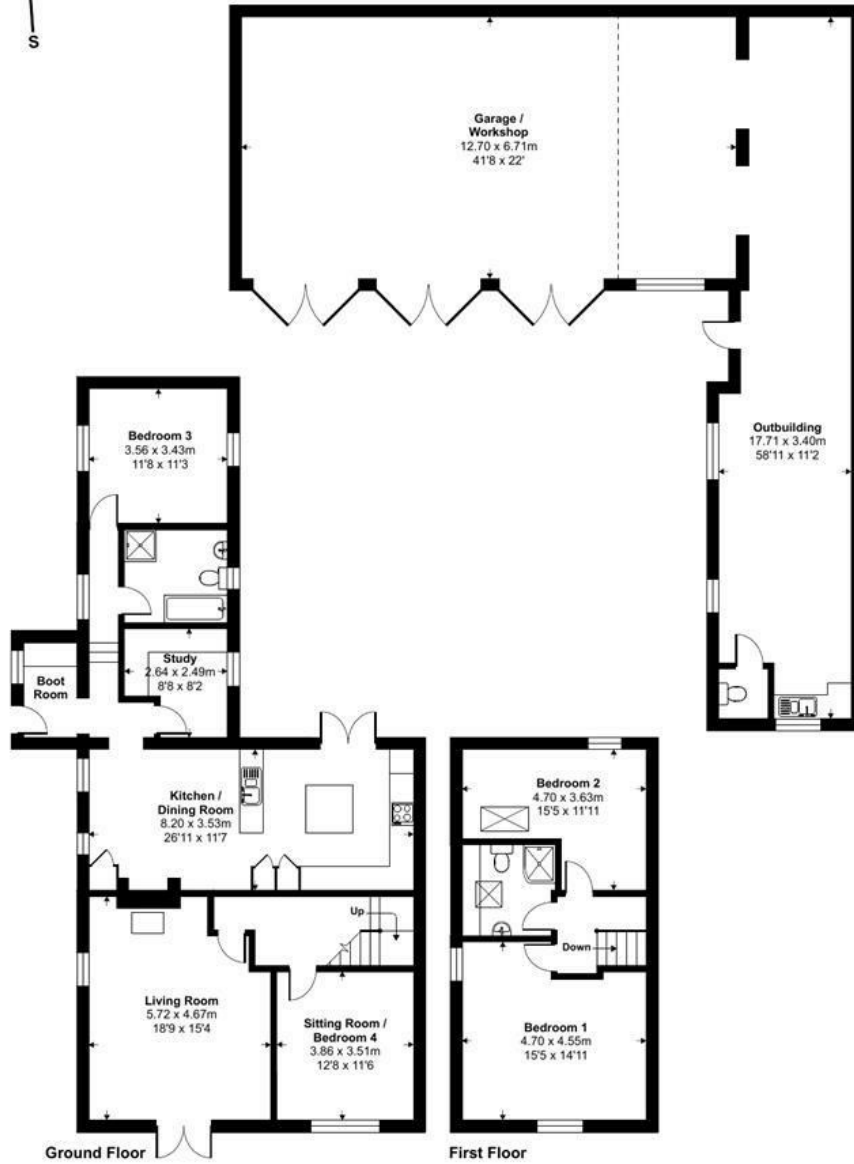
Strictly by appointment only through the agents, Stags, on 01884 235705

DIRECTIONS

From Tiverton take the B3137 west following the signs to Witheridge for about 8 miles, passing through the village of Withleigh. On entering Nomansland proceed for approximately 200 yards and the entrance to the property can be found on the right-hand side.



Approximate Area = 1732 sq ft / 160.9 sq m
 Outbuilding = 1524 sq ft / 141.6 sq m
 Total = 3256 sq ft / 302.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrtchem 2023. Produced for Stags. REF: 1029298

These particulars are a guide only and should not be relied upon for any purpose.

19 Bampton Street, Tiverton, Devon, EX16 6AA



Energy Efficiency Rating		Current	Potential
(92-100) A	(85-95) B	(49-55) C	(35-45) D
(81-84) G	(35-45) D	(21-27) E	(9-13) F
(69-78) E	(21-27) E	(9-13) F	(0-8) G
(55-68) D	(9-13) F	(0-8) G	
(39-54) C	(0-8) G		
(21-38) B			
(5-20) A			

Net energy efficient - higher savings costs

England & Wales EU Directive 2002/91/EC

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