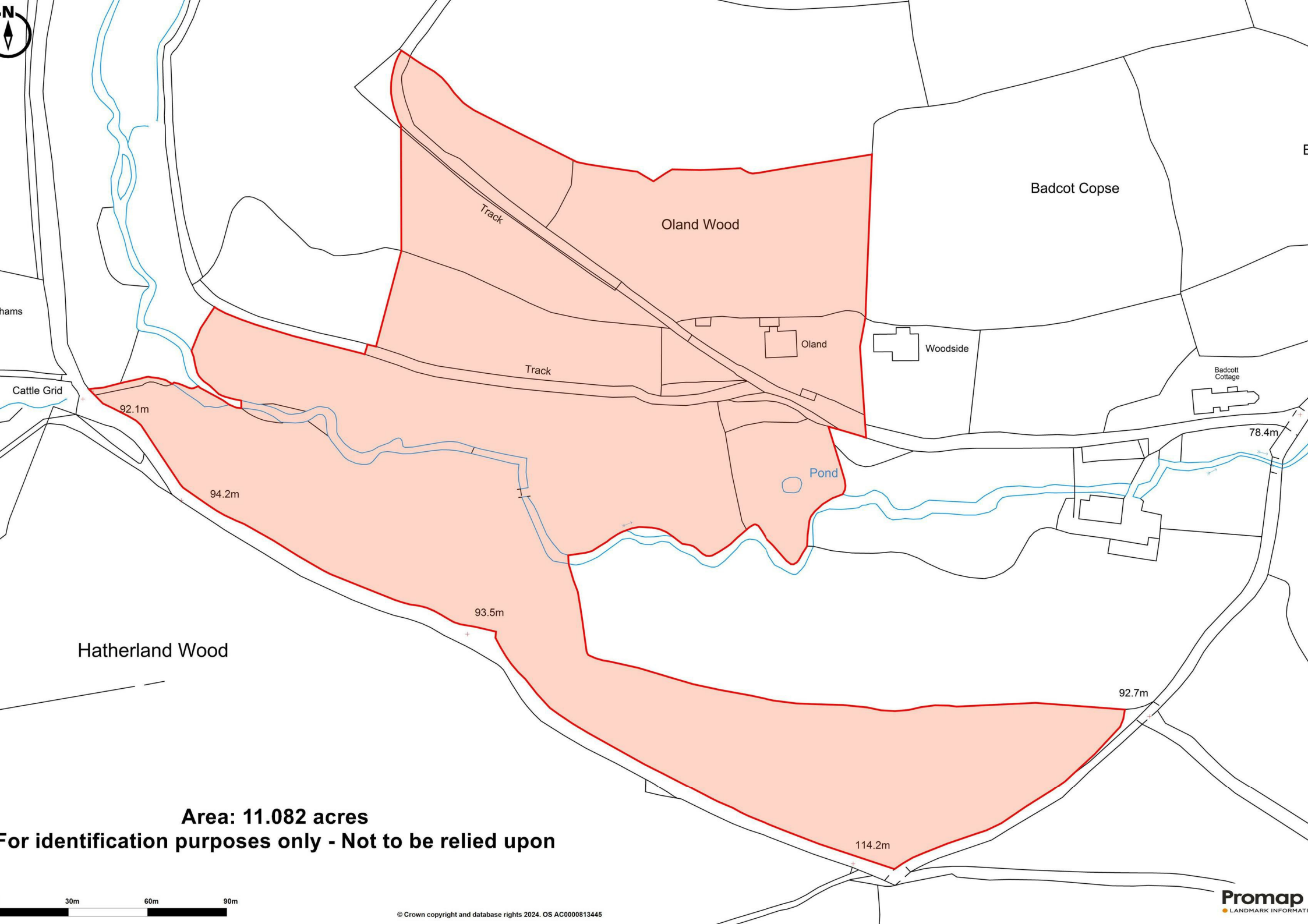




Olands





Area: 11.082 acres

For identification purposes only - Not to be relied upon





Olands Lower Washfield

Tiverton, Devon, EX16 9PG

Tiverton 4 miles. Tiverton Parkway 11 miles. Exeter Airport 26 miles.

A detached four-bedroom family home set in extensive gardens and grounds that come to 11.08 acres.

- Four-bedroom family home
- 11 acres of land
- Historic woodland
- Beautiful Views
- A range of Outbuildings
- Superb rural yet convenient location
- Recently installed Air Source Heat Pump
- Large Cellar
- Council Tax Band F
- Freehold

Guide Price £1,050,000

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SITUATION

Nestled within serene rural surroundings at the end of a tranquil single track lane, Olands is enveloped by picturesque rolling countryside. Situated just over three miles away, the vibrant Mid Devon town of Tiverton boasts an array of local amenities, including excellent shopping options, supermarkets, and an abundance of dining establishments such as restaurants, pubs, and cafés. Tiverton also hosts a variety of schools, including the esteemed Blundells and Tiverton High School.

Conveniently located approximately nine miles away, the M5 provides effortless access to Exeter in the south and Bristol in the north. Furthermore, Tiverton Parkway mainline station, approximately 11 miles distant, offers rapid services to London Paddington, with a travel time of around two hours. The region offers splendid opportunities for walking, horseback riding, and cycling, with the enchanting Exmoor National Park lying to the north and the rugged coastline of North Devon to the northwest.

DESCRIPTION

A delightful four-bedroom family home set in spacious gardens and grounds with superb views. The property is situated in a rural yet highly convenient location between Tiverton and Bampton. Olands comprises of a spacious open-plan kitchen dining room with pantry, sitting room, office, four double bedrooms, two bathrooms, a large cellar with power and multiple outbuildings.

ACCOMMODATION

Olands is a charming home. The property is entered through the porch/boot room that provides a good buffer for muddy boots entering into the entrance hall. The entrance hall, where a staircase leads gracefully to the first floor, gives access to the inviting sitting room on the right and the delightful kitchen/dining room on the left.

The kitchen/dining room is a triple-aspect space, flooded with natural light, creating a bright and airy atmosphere. Its central island hosts an electric cooker and hob, complemented by overhead extraction. With a range of base and wall units adorned with sleek black worksurfaces, this kitchen is as stylish as it is functional. Adjacent to the kitchen lies a convenient walk-in pantry, equipped with fitted shelving for effortless organisation. In the sitting room, ample space for seating surrounds a central log burner, creating a cosy space whilst through its windows, the glorious views of the surrounding countryside can be enjoyed. At the rear of the property sits a well-proportioned office, offering versatility as it has also served as a bedroom when needed.





Ascending to the first floor, you'll find four generously sized double bedrooms awaiting. The master bedroom boasts the luxury of an ensuite shower room, providing a private sanctuary for relaxation. A family bathroom, complete with WC, basin, and bath with shower over, caters to the needs of the household with ease.

Descending to the basement, a spacious area awaits your exploration. While some parts may have restricted head height, this versatile space currently serves as a workshop and additional storage area. With power already in place, the possibilities for its future use are limited only by your imagination, promising to adapt seamlessly to the needs of the new owners.

GARDENS & GROUNDS

Olands benefits from extensive gardens and grounds. The property enjoys 2.7 acres of historic woodland and a further 8 acres of pasture land and a 0.4 acre garden. The garden is raised and south facing with views over your own land. There are a number of terraced areas with the main seating area having a pagoda above. This space creates a superb outdoor dining area.

SERVICES

Water - Mains connected supply via private piping

Electric - Mains connected

Drainage - Private drainage via septic tank.

Heating via Air Source Heat Pump.

Ofcom predicted broadband services: Standard - Download 1Mbps, Upload 1Mbps.

Ultrafast: Download 900Mbps, Upload 200Mbps.

Starlink Broadband currently fitted.

Ofcom predicted mobile coverage for voice and data: Internally: Nil. Externally Voice & Data: Three, Voice only: EE, O2 and Vodafone.

Local Authority: Mid Devon District Council.

VIEWINGS

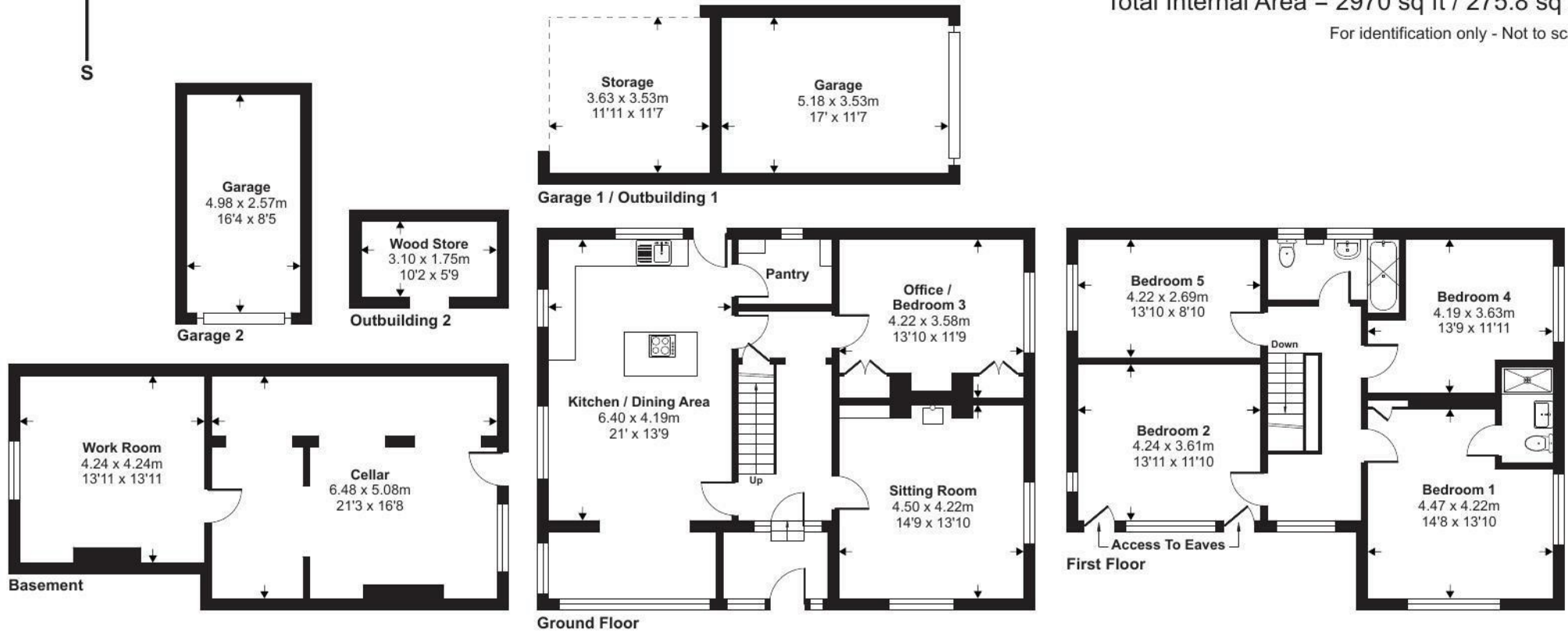
Strictly by appointment with the agents please.

DIRECTIONS

From Bolham Roundabout choose the third exit leading to the A396. Drive for 2.7 miles until you reach Iron Bridge, then make a left turn. Next, take the initial left turn marked for Washfield. Travel for roughly half a mile before taking the right lane, where you'll discover the property located at the end of the lane.



Approximate Internal Area = 2435 sq ft / 226.2 sq m
 Garages = 337 sq ft / 31.3 sq m
 Outbuildings = 198 sq ft / 18.3 sq m
 Total Internal Area = 2970 sq ft / 275.8 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). ©nitchecom 2024. Produced for Stags. REF: 1094040



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A			
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



