



Higher Western



# Higher Western

Oakford, Tiverton, EX16 9JE

Bampton: 5.3 Miles, Tiverton Parkway Station/M5 (J27): 18 Miles, Exeter: 25 Miles

Higher Western is a conveniently positioned character property, offering panoramic views towards Exmoor and providing ample and versatile living spaces along with adjustable auxiliary buildings and garden. There is additional pasture land available via separate negotiation.

- Perfect for multigenerational living
- Large Barn (1537 sqft)
- Parking for multiple vehicles
- Easy access to Tiverton, Dulverton and South Molton
- Additional 3.89-acre pasture land available via separate negotiation
- Income potential
- Superb views across Exmoor National Park
- Beautifully maintained gardens
- Council Tax Band D & B
- Freehold

Guide Price £770,000

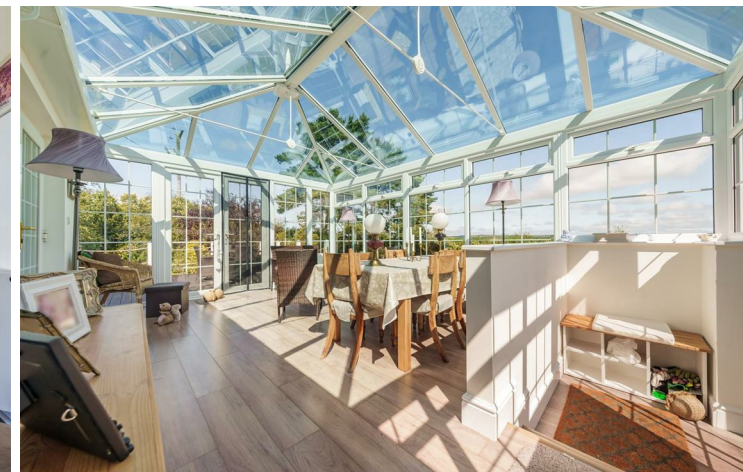
## SITUATION

The property is situated on the outskirts of Oakford, a pleasant village north of Tiverton which has a village pub, church and hall. The nearby town of Bampton offers a generous range of facilities including schooling, a doctors' surgery, individual shops, public houses and restaurants with Exmoor National Park just a short drive away.

Tiverton has a good range of shopping and recreational facilities including a modern district hospital, 18-hole golf course, and leisure centre. There are schools for all ages, including Blundell's School which offers discounts to local pupils. Junction 27 of the M5 is approximately 15 miles from the property, alongside which lies Tiverton Parkway Station.

## DESCRIPTION

Higher Western is an immaculately presented property which perfectly blends characterful charm with modern convenience. The current owners have used the property for multigenerational living due to its flexible nature. The main house comprises of an entrance hall, cosy yet spacious sitting room with a snug room set off it, large under stairs walk in store, kitchen/dining room with central island with breakfast bar seating, ample space for formal dining, plumbing for a dishwasher, electric oven and hob. There is also a utility room with plumbing for a washing machine and downstairs WC. On the first floor there are three double bedrooms with bedroom three benefitting from a large walk in wardrobe. The shower room comprises of a corner shower, basin and WC.



## ANNEXE

There is a connecting door on the first floor landing to the annexe which can be integrated into the main house or as it currently stands as a self-contained part of the property with its own separate entrance via the conservatory. The annexe comprises a conservatory, a recently renovated kitchen with a double eye-level oven and hob, plumbing for a dishwasher, a utility area with plumbing for a washing machine, a new shower room, sitting room, office, two double bedrooms and a bathroom with separate WC

## OUTSIDE

The property sits in a spacious plot of around ¼ of an acre with superb views across towards Exmoor National Park. The gardens are split into different areas with there being a formal garden directly to the rear of the property with well-established and stocked flower beds, large area of lawn, raised decking with fantastic views creating the perfect space for entertaining or alfresco dining. Behind the large barn is an orchard with a variety of fruit trees along with another area with raised beds and a large greenhouse.

## OUTBUILDINGS

There is a large agricultural barn (1573 sq ft) with ample storage space along with a well-appointed workshop with power. The barn could be used for a multitude of purposes from agricultural, storage, equestrian and commercial usage. Subject to necessary planning permissions could be converted for additional accommodation.

Attached to the barn is a large potting shed.

## AGENTS NOTE

Across the road is a neighbouring pasture paddock totalling 3.89 acres. The paddock is secure with direct road access and water. This is offered via separate negotiation.

## SERVICES

Mains electricity.  
Private water and drainage.  
Oil fired central heating.  
Full fibre broadband speed approx. 150mbps download speed.  
A new septic tank will be installed prior to exchange of contracts.

## VIEWINGS

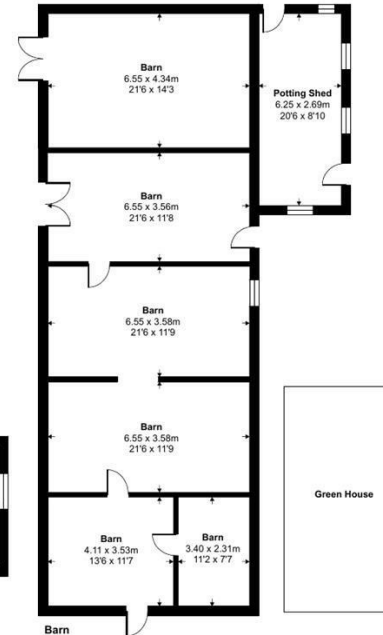
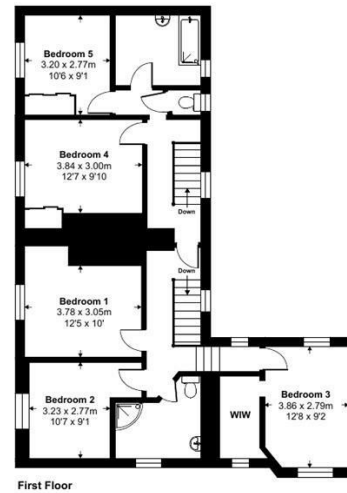
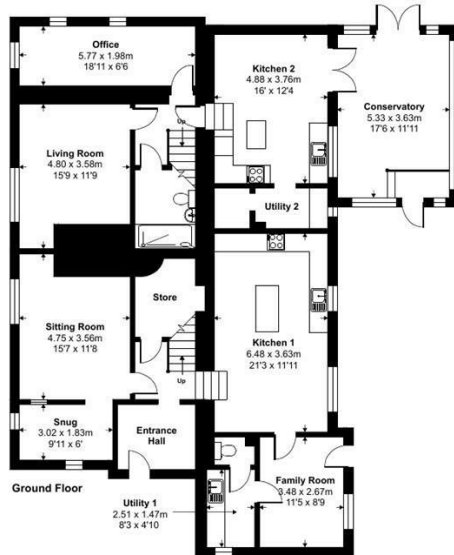
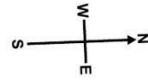
Strictly through the agents, Stags Tiverton.

## DIRECTIONS

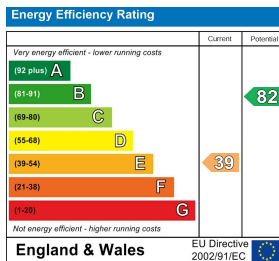
From Tiverton proceed on the A396 towards Bampton, passing through Bolham and Cove. At the roundabout by the Exeter Inn, take the first exit signposted to Dulverton to stay on the A396. Continue for 2 miles and at the next junction keep left to merge onto the B3227, crossing the stone bridge. Continue on the B3227 for approximately 3 miles where the turning into the property can be found on the right-hand side.



Approximate Area = 2759 sq ft / 256.3 sq m  
 Outbuilding = 210 sq ft / 19.5 sq m  
 Barn = 1573 sq ft / 146.1 sq m  
 Total = 4542 sq ft / 421.9 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). © nrichcom 2023. Produced for Stags. REF: 1011375



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