



Ivy Farmhouse







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Sampford Peverell, Tiverton, Devon, EX16 7EE

Tiverton 5 miles. Exeter Airport 18 miles. Taunton 17 miles

A unique opportunity to purchase a four bedroom farm house with a further three bed barn conversion in a superb location close to the highly sought after village of Sampford Peverell.

- Four bedroom farm house
- Three bedroom barn conversion
- Open plan living
- Multi generational living
- Income Potential
- Extensive countryside views
- Master bedrooms with ensuites
- Uffculme school catchment
- Council Tax Band F
- Freehold

Guide Price £825,000

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SITUATION

On the outskirts of Tiverton lies Sampford Peverell, a delightful village offering a range of amenities, whilst being in each reach of Tiverton town centre, Exeter and their associated transport Links.

Sampford Peverell offers a post office, village hall, general store, thriving public house, primary school, hairdressers and driving range, as well as access to lovely walks along the canal. The nearby town of Tiverton provides an excellent range of facilities that one would expect of a larger town including the renowned Blundell's School, which offers discounts to local students. The property also sits within the catchment area of the 'outstanding' Ofsted rated Uffculme secondary school.

Junction 27 of the M5 is approximately 2 miles away, alongside which lies Tiverton Parkway Station, giving access to London Paddington within 2 hours via train.

DESCRIPTION

Superbly converted interlinking properties providing flexible accommodation across two properties with a total of six bedrooms, four bathrooms perfectly suited for multi-generational living or income potential .

ACCOMMODATION

MAIN HOUSE

The expansive open plan kitchen, dining room and garden room with hardwood flooring is the ultimate family space. The formal dining area features French doors to front of the property and an ornate feature fireplace. The garden room has a dual aspect over the front garden with Velux windows over, providing a fantastic lounging space within the hub of the home. The large kitchen meets all the needs of a country kitchen with duck egg blue wall and base units, large five-ring Aga Masterchef and integrated appliances; microwave, dishwasher and wine fridge. The kitchen island, with power, provides an informal eating and preparation space for the family. A useful utility space can be found neighbouring the kitchen, providing a large amount of additional storage/ pantry space along with an office space to the rear and WC with wash basin. On the other side of the entrance hall, can be found the the spacious formal sitting room with dual aspect, featuring a large inglenook fireplace with wood burner.

On the first floor, the master bedroom benefits from dual aspect, built in wardrobes and an ensuite comprising of large shower, wash basin and WC. The remaining bedrooms are well sized doubles, with two benefiting from built in wardrobes, whilst the fourth is the large of the three with views over the neighbouring fields. The family bathroom features shower over bath, heated towel rail, wash basin and WC.





THE ANNEXE

The bright and spacious ground floor provides excellent open plan living space for the family. Featuring exposed beams, dual aspects and a large wood burner, the sitting/ dining area creates an undeniable family space to enjoy with French doors leading to the garden. The dual aspect kitchen features ample storage an under stairs pantry, cream wall and base units, together with built in Neff appliances; microwave, double oven, dishwasher, washing machine, wine fridge and fridge freezer. The tiled floor with granite and wooden worktops and kitchen island with power point, provides a clean spacious environment for meal preparations.

The split staircase leads to the first floor accommodation. The spacious master bedroom is to the south-east end of the property with a dual aspect and en-suite bathroom comprising of shower over bath, wash basin and WC. Neighbouring the master bedroom is an additional room currently utilised as a dressing room with built in wardrobe space. To the other end of the property, can be found the second bedroom, family bathroom and airing cupboard. Both bedroom and bathroom feature exposed beams and windows overlooking the front garden. The family bathroom comprises of a luxurious freestanding claw bath, large shower unit, wash basin and WC.

The ground floor link room connecting the two properties, is predominantly utilised by the annexe at this time. The dual aspect room with engineered wood flooring, provides a warm summer-room feel. A downstairs WC can be accessed from this room.

OUTSIDE

The property's garden wraps around the exterior of property. The annexe utilises the space to the side with a patio seating area leading to the rear with laid lawn, mature plants and shrubs, and a charming kitchen garden with raised beds and greenhouse. The main house utilises the space to the front of the property with a paved area over looking to neighbouring countryside, laid lawn, flowerbeds with mature shrubbery and planting.

The gated gravel driveway leads from the side of the property providing ample parking and a secure area for children and animals to play.

SERVICES

Electric - Mains connected
 Drainage - Private drainage via septic tank located in neighbouring ground
 Water - Shared private water via neighbour
 Heating - Oil fired central heating & Wood burners
 Ofcom predicted broadband services - Standard: Download 19 Mbps, Upload 1Mbps. Superfast: Download 80 Mbps, Upload 10 Mbps
 Ofcom predicted mobile coverage for voice and data: Internal - EE & O2. External - EE, Three, O2 and Vodafone.
 Local Authority: Mid Devon District Council.

VIEWINGS

Strictly by appointment with the agent please.

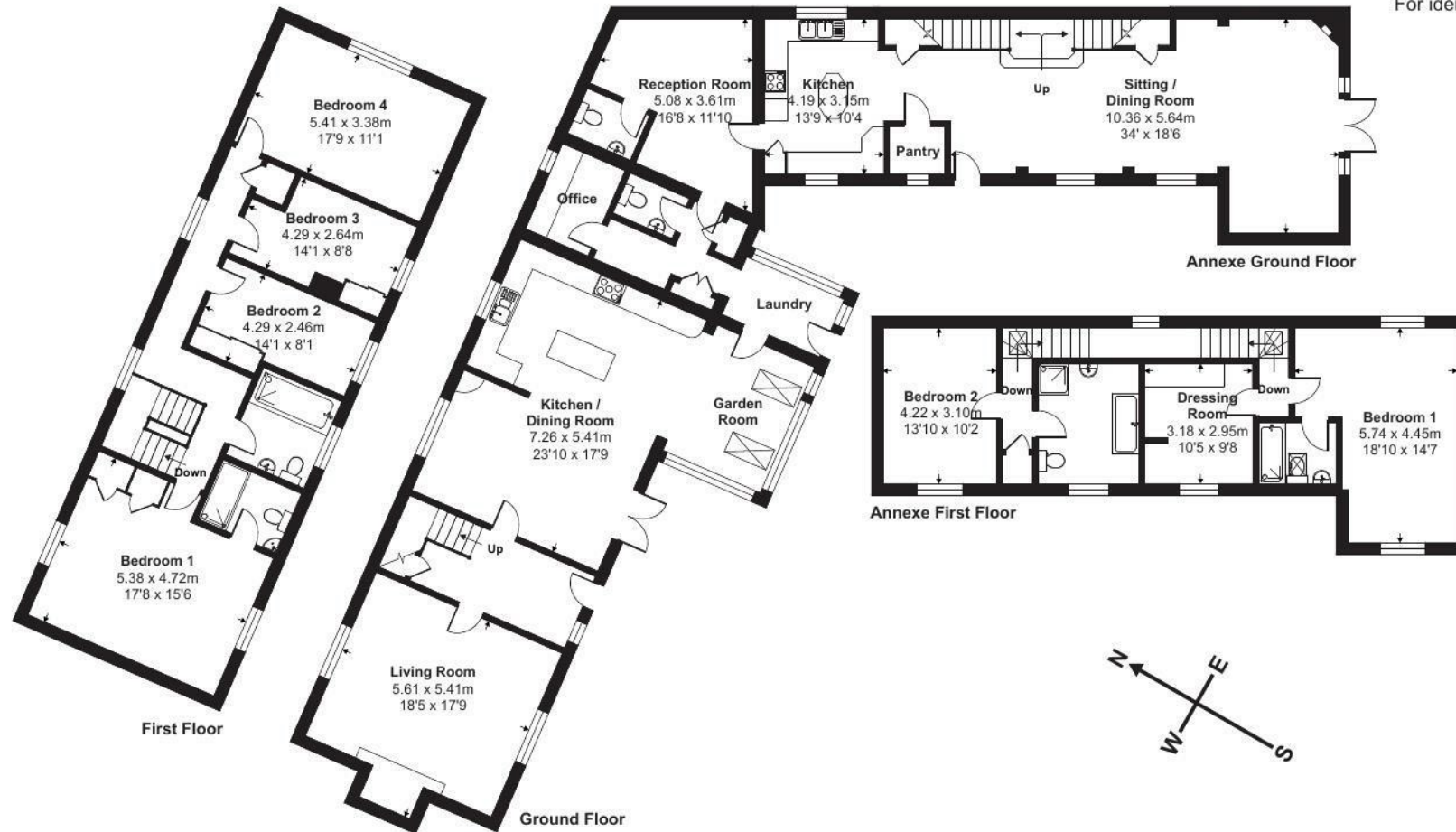
DIRECTIONS

From the M5 Junction 27 proceed west along the A361, taking the first exit signposted Sampford Peverell/ Halberton/ Parkway. At the top of the slip road, take the first exit on the roundabout. Proceed for approximately 1 mile, through Sampford Peverell, turning left at Battens Cross. Remain on this road for half a mile and the property will be found on your right.



Approximate Area = 3931 sq ft / 365.2 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). ©nichecom 2024. Produced for Stags. REF: 1116349



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



