



Holly Tree House







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Bickleigh, Tiverton, Devon, EX16 8HF

Tiverton 4.4 miles, Exeter 11 miles, Tiverton Parkway Station 11.3 miles

A glorious, high specification, four bedroom home in grounds extending to over 6 acres with far reaching panoramic views

- Immaculately presented family home
- Glorious panoramic views
- Over six acres of land (no footpaths or ROWs)
- Superb location between Exeter and Tiverton
- A range of useful outbuildings
- Four double bedrooms
- Four bathrooms
- Open-plan kitchen-dining room
- Council Tax Band G
- Freehold

Asking Price £1,200,000

Stags Tiverton

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SITUATION

Holly Tree House is situated amidst beautiful, unspoilt countryside in the renowned Exe Valley on the edge of Bickleigh village. Within Bickleigh there is a well-regarded primary school, church, vineyard, two public houses and Bickleigh Mill and restaurant. Families will appreciate the excellent schooling options in nearby Tiverton, particularly the highly regarded Blundell's School and its preparatory school, which are just a short drive away.

The property's proximity to Tiverton Parkway Station provides superb access to London, with direct rail services to Paddington in under two hours, making it ideal for commuters or those seeking a convenient link to the capital. Additionally, the vibrant city of Exeter is only a 20-minute drive, offering a wider array of top-notch educational institutions, shopping, dining, and cultural amenities.

DESCRIPTION

Holly Tree House is an impeccably presented contemporary residence set in over 6 acres of breath-taking Devon countryside. Located near the quaint village of Bickleigh and the market town of Tiverton, this property offers stunning views, modern design, and easy access to local amenities. With its expansive living spaces, high-quality finishes, and beautiful grounds, Holly Tree House is perfect for those seeking the perfect combination of modern living with country charm.

ACCOMMODATION

Entering Holly Tree House, you are greeted by a spacious dining hall that leads to the elegant living room, boasting floor-to-ceiling windows that flood the space with natural light. The open-plan kitchen/breakfast room is a superb room, featuring a handcrafted base and wall units with a large central island, quartz worksurfaces and a range of built-in appliances, including a gas-fired hob. From the central island there are glorious views through to the sitting room and out onto the gardens and land beyond. Adjoining the kitchen is the family room, ideal for casual gatherings, with direct access to the garden through sliding doors.

On the ground floor, there is also a generously sized double bedroom with an en suite shower room, perfect for guests or as a convenient ground-floor master suite. Ascending the striking oak and glass staircase, the first floor opens to a part-galleried landing, which serves as an excellent office or additional living space. The principal bedroom on this level is a true sanctuary, offering panoramic views and a luxurious en suite bath and shower room. Two additional double bedrooms are situated on this floor and each has its own en suite shower room.





GARDENS AND GROUNDS

The property is approached via a 120-yard tarmac drive, leading to a parking area in front of the attached double garage, which includes ample workshop and storage space. Adjacent to the garage is a large garden/log store. The beautifully maintained garden, which surrounds the house on three sides, is primarily lawned for easy maintenance and features a variety of native trees providing privacy and protection from the elements.

A highlight of the garden is the large greenhouse and soft fruit cage, ideal for gardening enthusiasts. Beyond the garden lies a picturesque pasture field, perfect for grazing, bordered by mature hedges and offering panoramic views extending to Exmouth and Dartmoor. With its expansive grounds and serene setting, Holly Tree House offers a perfect blend of luxury and rural tranquillity.

AGRICULTURAL LAND

Beyond the garden lies a high-quality pasture field, enclosed by fencing and well-established hedges. Ideal for grazing, this land combines practicality with natural beauty. The views from this field are exceptional, extending as far as Exmouth and Dartmoor, offering some of the most stunning panoramas available. Altogether, the garden and grounds extend to approximately 6.23 acres, making Holly Tree House a standout property in the market.

SERVICES

Electricity - Mains connected

Water - Private water via borehole

Drainage - Private drainage via septic tank

Heating - Oil Fired central heating

Ofcom predicted broadband services - Standard: Download 25 Mbps, Upload 1Mbps.

Ultrafast: Download 1000 Mbps, Upload 220Mbps

Ofcom predicted mobile coverage for voice and data: Internal - EE & O2, limited on Three, and Vodafone. External - EE, O2, Three, and Vodafone

Local Authority: Mid Devon District Council.

VIEWINGS

Strictly by appointment only through the agents,

DIRECTIONS

From Tiverton, head southwest on Exeter Road/A396 towards Bickleigh. After approximately two and a half miles, turn right following signs for Yearlstone Vineyard. Continue for a quarter of a mile, then bear right at the sharp right-hand bend. The driveway entrance to the property will be on the right after another three-quarters of a mile. Turn right onto the drive and continue for 120 yards to reach Holly Tree House.

Approximate Gross Internal Area
556.1 sq m / 5985 sq ft

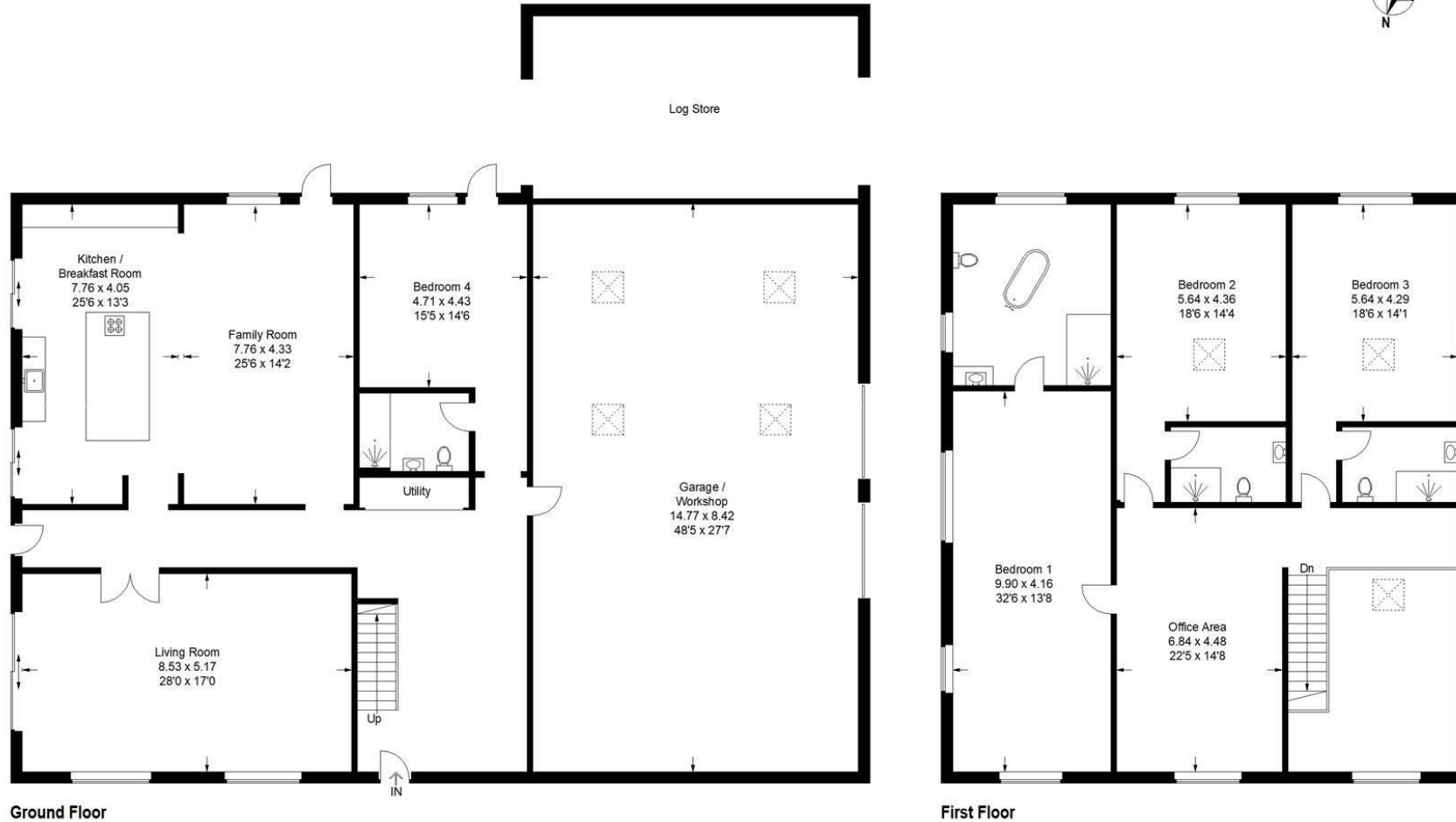


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1083898)



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			
(92 plus) A			
(81-91) B			
(69-80) C		75	85
(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	



