



North View



# North View

Cove, Tiverton, Devon EX16 7RY

Bampton: 2 Miles. Tiverton: 6.3 Miles Exeter: 20 Miles

A superb five bedroom family home set in an elevated position with glorious views and 1 acre of grounds.

- Immaculately presented
- Five-bedroom family home
- Boot room and separate utility
- Outstanding views
- Garages, workshops & outbuildings
- 1 acre of grounds
- Driveway with electric gates
- Rural yet convenient location
- Council Tax Band C
- Freehold

Guide Price £775,000

## SITUATION

Nestled in the picturesque village of Cove, North View enjoys an elevated position that provides breathtaking views of the surrounding countryside and Exmoor National Park. The property is ideally located just two miles from Bampton, which offers a range of local amenities including charming shops, pubs, restaurants, a 15th-century church, and a doctors' surgery. Additionally, the larger town of Tiverton, with its convenient supermarkets including an M&S Food Hall, is only 5.6 miles away.

## DESCRIPTION

North View is a superbly presented home that seamlessly blends modern comforts with rural charm. Key features include solid wooden doors, wooden effect laminate flooring in the main entrance hallway, and a cosy wood burner in the sitting room. The sitting room opens up to stunning views of the surrounding countryside and valley beyond, making it a perfect place to relax and enjoy the scenery. The open-plan kitchen and dining area overlook the rear gardens, which are immaculate and well-stocked. The extensive grounds extend to just over an acre with their being a well fenced paddock to the front of the property.



## ACCOMMODATION

The entrance porch of North View is spacious, providing ample room for shoes and coats, and includes access to the garage. The entrance hall, featuring an impressive floating staircase, sets the tone for the home's modern yet cosy ambiance. To the left of the entrance hall, there is a versatile room currently used as a home office and another good-sized double bedroom nearby. The family bathroom is modern and includes a walk-in shower and bathtub, with an additional separate cloakroom for convenience.

Further along the hallway, there is a large double bedroom with an ensuite. The heart of the home is the open-plan kitchen and dining area, which is equipped with cream units and an integrated dishwasher, and opens out to the rear garden. The adjoining dining area can comfortably accommodate a large dining table and connects to the spacious sitting room with bi-fold doors that lead to the garden and a cosy log burner.

Upstairs, the expansive master bedroom is bright and airy, thanks to multiple Velux windows and an additional window. This bedroom includes a shared storage cupboard and an ensuite with a walk-in shower. Another large bedroom on this floor features storage in the eaves and a Juliet balcony offering spectacular views of the countryside.

## OUTSIDE

The property includes various outbuildings that enhance its versatility. The workshop, equipped with power and water, provides an excellent space for storing cars, tools, or machinery. The stable, currently used as a chicken shed, has ample external space for chickens to roam. The fully enclosed rear garden is primarily laid to lawn, with distinct decking and patio areas perfect for outdoor entertaining. Additionally, two paddocks amounting to nearly an acre at the front of the property offer numerous opportunities to suit the new owner.

## SERVICES

Mains Electricity. Private water via borehole and private drainage via septic tank. Gas central heating.

Ofcom predicted broadband services - Standard: Download 16Mbps, Upload 1Mbps. Ultrafast: Download 1000Mbps, Upload 220Mbps.

Ofcom predicted mobile coverage for voice and data: Internal (Limited coverage) - EE, Three, O2 and Vodafone. External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council.

## VIEWINGS

Strictly by appointment only through the agents.

## DIRECTIONS

From Bampton, head towards Tiverton, turn left at The Quarryman's Inn, and continue for 1.5 miles. North View is located on the right-hand side.



Approximate Gross Internal Area = 390.4 sq m / 4203 sq ft (Includes Garage)  
 Outbuilding = 616 sq m / 57.2 sq ft (Includes Garage)  
 Total = 447.6 sq m / 4819 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1093422)

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                                   |  |                         | 77        |
| (69-80) C                                   |  | 63                      |           |
| (54-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

19 Bampton Street, Tiverton, Devon, EX16 6AA

tiverton@stags.co.uk

01884 235705