



Middle Mogworthy







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Rackenford, Tiverton, Devon, EX16 8DX

Tiverton 9 Miles. Exeter: 21 Miles

A charming period farmhouse with a separately positioned large agricultural building, both with potential.

- Three bedrooms
- Two reception rooms
- Two bathrooms
- Potential to extend
- Large agricultural barn with potential
- Consent for triple garage
- Other useful outbuildings
- 4.5 acres
- Council Tax Band E
- Freehold

Guide Price £700,000

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SITUATION

The property is a short distance from the small village of Rackenford, which has a primary school, a church, Post Office/general store, tennis court and pub. Rackenford is situated near to the edge of Exmoor between the market towns of South Molton and Tiverton and an easy driving distance to the North Devon coast, famous for its good surfing conditions.

The market town of Tiverton, approximately 7 miles from the property, has a hospital, various health centres, library, excellent leisure centre with swimming pool and good shopping facilities including a Marks & Spencer food hall and the usual supermarkets. The well-regarded Blundell's school on the edge of Tiverton caters for both boys and girls from three months to 18 years and offers discounts to local pupils in the senior school. The cathedral city and county town of Exeter is about 21 miles distant

DESCRIPTION

Located on the edge of Rackenford, this three-bedroom farmhouse offers spacious accommodation with the ability to extend if required. Set within 4.5 acres, the property provides flexible space externally for recreational activities or agricultural. The large separately positioned Agricultural building has potential, subject to the necessary consent.

ACCOMMODATION

The kitchen located to the rear of the property features wall and base units with space for gas ranger cooker and washing machine. French doors provide access to a seating area. Adjacent to the kitchen, the flag stone floor dining room features an inglenook fireplace with inset feature wood burner, providing a convenient dining space for the family. The dual aspect sitting room located at the eastern end of the property features wooden beams and a large wood burner. A separate WC can also be found in the hall.

Stairs rise to the landing providing access to all three double bedrooms as well as the large family bathroom. The master bedroom features a large walk-in wardrobe and a fully tiled en-suite with shower, heated towel rail, wash basin and WC, whilst the spacious family bathroom comprises of a bath with shower over, wash basin and WC.





OUTSIDE

The driveway leads up to the front of the property with parking for multiple vehicles, both to the front and side of the property. To the Eastern side of the property is a level concrete area with planning permission for a triple garage, store and utility (North Devon District Council, Planning Ref: 57512).

The property offers a variety of outbuildings. Near the house is a traditional cob barn and a useful shed. A large portal frame agricultural building (60'x30'), is tucked away surrounded to the side by extensive hardstanding. It is a very useful building with potential, with a roller shutter door, power and water outside.

To the rear of the property is an open undulating field currently cut for grass.

SERVICES

Mains electricity and PV Panels. Water supplied from neighbours mains water. Private drainage via septic tank. Private water supply outside. Heating via Biomass boiler and LPG combi boiler.

Ofcom predicted broadband services - Standard: Download 21Mbps, Upload 1Mbps.

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

Local Authority: North Devon District Council

AGENTS NOTE

The property is accessed over Mogworthy Lane which is shared with the neighbours. When you reach the property Mogworthy Lane continues through it and that section is belongs with the property. Neighbours have rights to pass over that section.

VIEWINGS

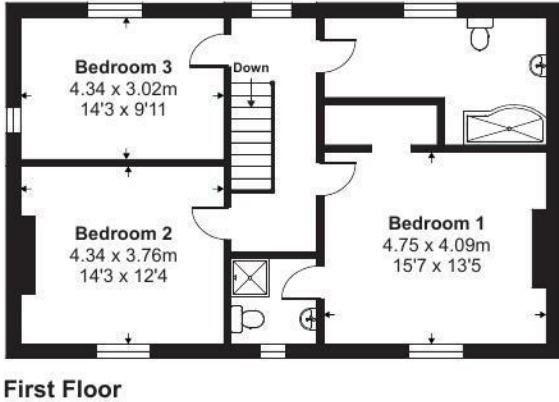
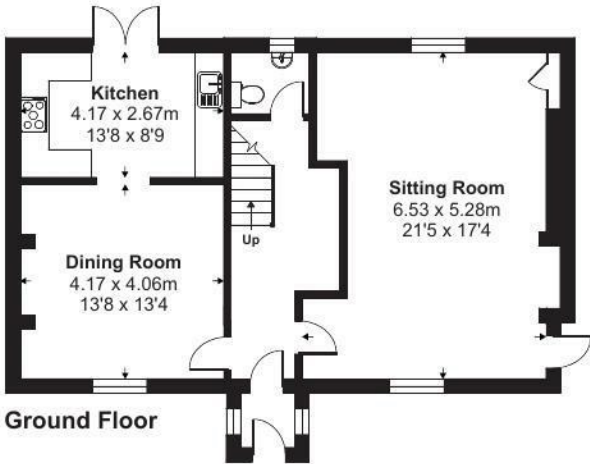
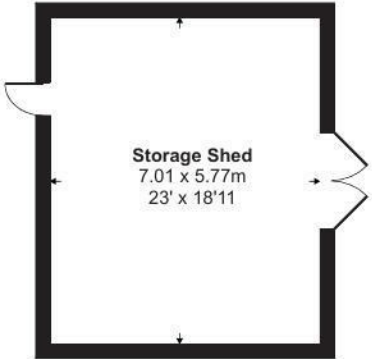
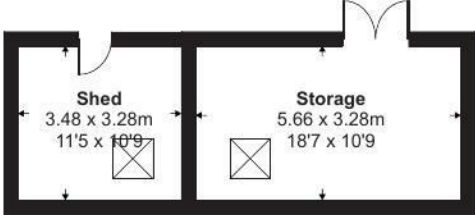
Strictly by appointment only through the agents, Stags.

DIRECTIONS

From Tiverton take the A361 north Devon link road towards Rackenford. After approximately 5 miles, at Stonelands Cross, turn left signposted Rackenford. Immediately, at the T-junction, turn right signposted Rackenford and in a very short distance take the 1st left (at Tidderson Cross) signed Nomansland. Continue along this road for approximately a mile and the driveway (Mogworthy Lane) can be found on the right-hand side. Proceed to the end of the driveway where it forks, taking the right spur up to the house.

Approximate Area = 1738 sq ft / 161.5 sq m
 Outbuildings = 2514 sq ft / 233.5 sq m
 Total = 4252 sq ft / 395 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: 1140551



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		
(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



