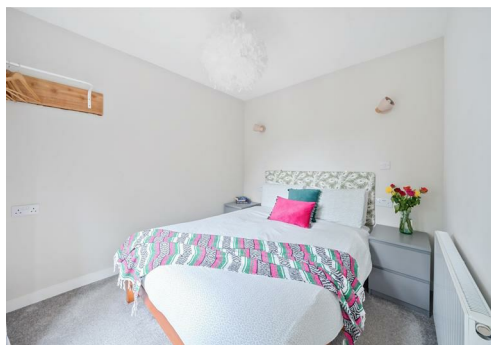




The Lake House

The Lake House, Oakford, Tiverton, Devon, EX16 9EX



SITUATION

Situated on the edge of Oakford and Stoodleigh, The Lake House is nestled away from any 'hustle and bustle', but is only a short distance from local pubs; The Red Lion and Stoodleigh Inn. The small town of Bampton is 5 miles distant, offering a wide range of amenities, catering for most everyday needs with pubs, cafes, newsagents, greengrocers, independent shops and a primary school.

The market town of Tiverton lies approximately 8 miles to the south providing an excellent range of amenities including both private and state schooling, many shops catering for a wide variety of needs, supermarkets, banks/building societies, hospital, leisure centre and golf course.

At Junction 27 of the M5 motorway lies Tiverton Parkway Railway Station, with an intercity link to London Paddington taking approximately 130 minutes. The North Devon Coast with its rugged coastline and sandy beaches is within easy driving distance. Exmoor is 'right on your doorstep'.

DESCRIPTION

Nestled in the heart of Mid Devon near to the charming village of Oakford, this beautifully presented three-bedroom holiday lodge offers a perfect blend of contemporary design and tranquil countryside living. It features an open-plan kitchen/sitting room with natural light and stunning views of the surrounding greenery. With a spacious deck, modern amenities, and stylish decor throughout, this property provides a serene retreat from everyday life. Ideal for families or individuals seeking peace and quiet at their own holiday destination or for generating.

Lettings in the last 3 years have a turn-over averaging over £30,000.

ACCOMMODATION

The interior of this home is designed with comfort and style in mind. The open-plan living area seamlessly integrates the kitchen and sitting room, creating a spacious and inviting environment. The kitchen is equipped with modern appliances, a gas hob, and ample countertop space, making it perfect for cooking and entertaining. The living room is tastefully decorated with colorful and comfortable furniture, complemented by a large wall-mounted TV and stylish artwork. The dining area, adjacent to the kitchen, seats four and is bathed in natural light from large windows. The three bedrooms are cozy and inviting, with the master bedroom offering a peaceful retreat, the second bedroom featuring cheerful decor, and the third bedroom equipped with bunk beds and playful accents, ideal for children.

OUTSIDE

The exterior of the property is equally impressive, with a private deck that offers breath-taking views of the surroundings. This outdoor space is perfect for enjoying morning coffee or evening relaxation. The property is surrounded by lush greenery and a tranquil lake, providing opportunities for fishing or your very own private nature reserve for observing the local wildlife from the comfort of your own retreat, creating a picturesque and peaceful environment.

SERVICES

Electricity and water currently supplied as part of the seller's metered system which will continue until the purchaser is able to install their own electricity and water supply. LPG heating. Private drainage via septic tank installed in 2019.

Ofcom predicted broadband services - Standard: Download 6Mbps, Upload 1Mbps. Ultrafast: Download 1000Mbps, Upload 220Mbps. Ofcom predicted mobile coverage for voice and data: Internal (Limited coverage) - Three, O2 and Vodafone. External - Three, O2 and Vodafone. Local Authority: Mid Devon District Council.

VIEWINGS

Strictly via Stags Estate Agents only.

DIRECTIONS

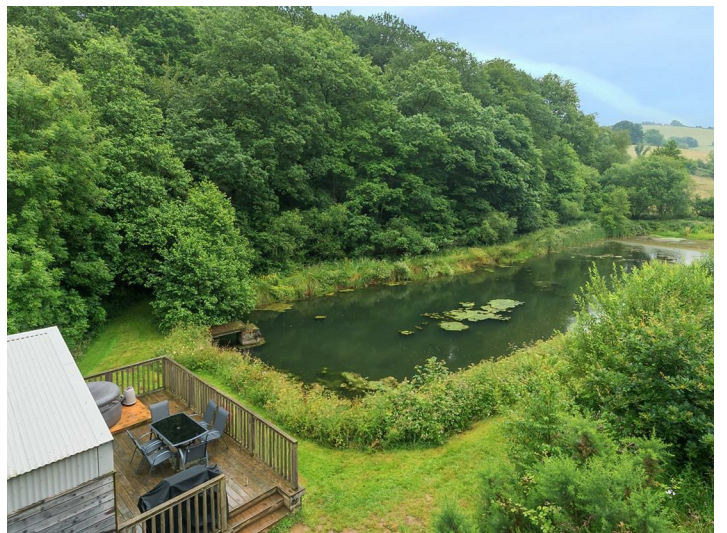
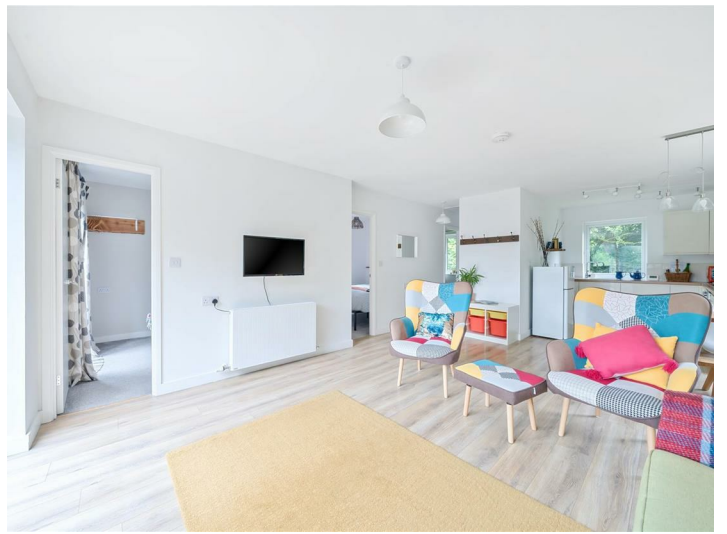
From Tiverton, proceed west on the A361 towards South Molton. After 5.5 miles, turn right at Stonelands Cross, signposted Bellbrook/ Spurway. Remain on this road for approximately 2 miles and the gated track to the Lake House can be found on the right hand side.

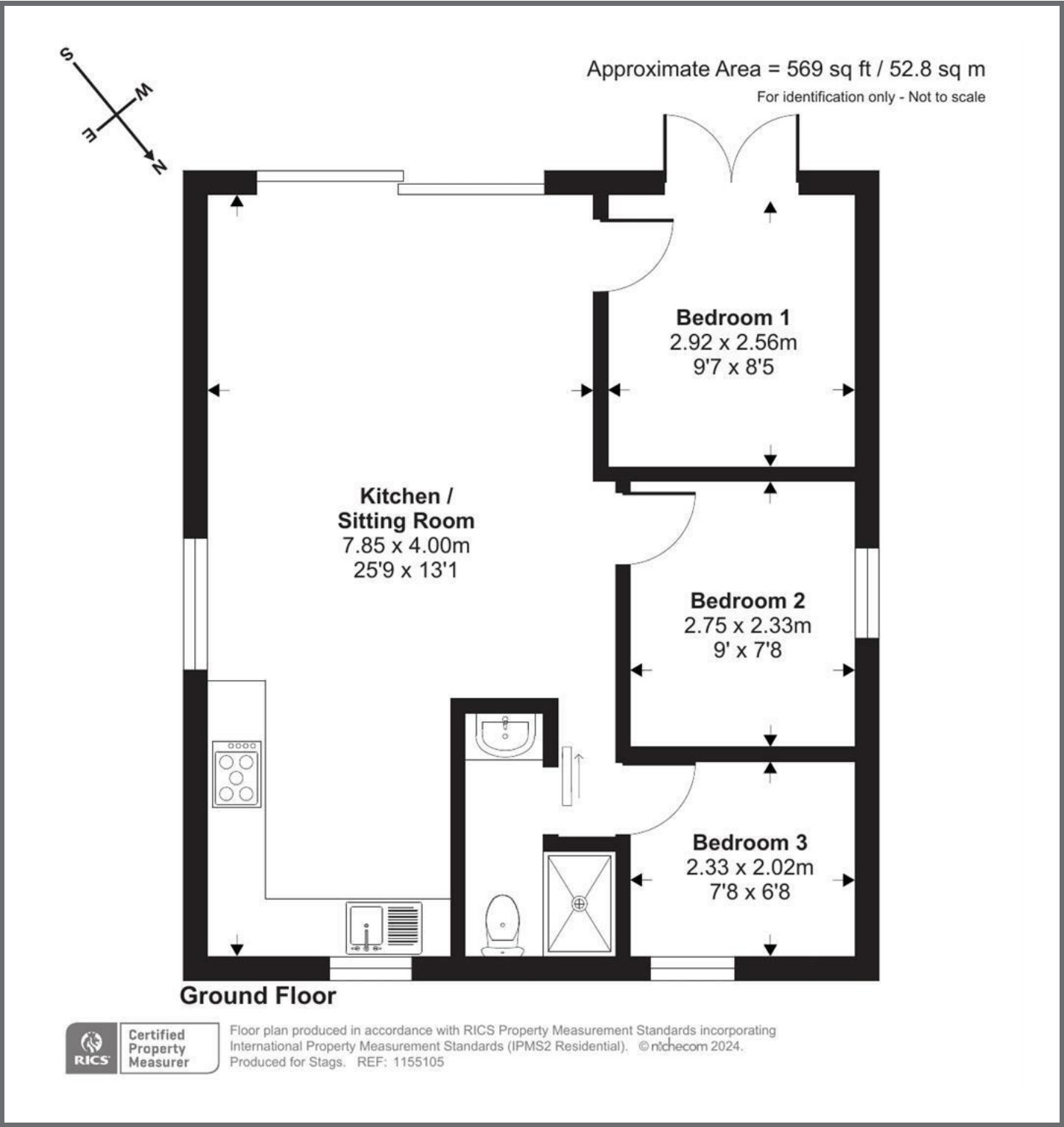
Tiverton 8 miles. Bampton 5 miles. Tiverton Parkway Train Station 15 miles.

Within an idyllic location, a secluded 3-bedroom holiday lodge offering a quiet retreat to use yourself or to let for income.

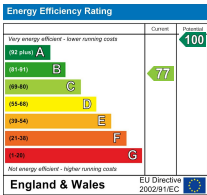
- Ideal holiday retreat
- Secluded location
- Lakeside views
- Valuable Income
- Three bedrooms
- Open plan kitchen-dining area
- Timber framed with Larch cladding
- EPC Band C
- Council Tax Band tbc
- Freehold

Guide Price £350,000





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.



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