



Middle North Coombe





Middle North Coombe

Templeton, Tiverton, Devon, EX16 8BS

Tiverton 6 miles. M5 (Junction 27) 13 miles. Exeter 20 miles.

An attractive Grade II listed farmhouse with much charm and character in a rural but accessible location.

- Attractive four-bedroom farmhouse
- Charm and character throughout
- Three reception rooms
- Approximately one acre plot
- Council Tax Band F
- Grade II Listed
- Large gardens with patio seating
- Country style kitchen-breakfast room
- Large inglenook fireplace with wood burner
- Freehold

Guide Price £575,000

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SITUATION

Located between Tiverton and Exmoor is an area of unspoilt rolling countryside intersected by small wooded valleys and fields, enclosed by old Devon hedge banks. The area is renowned for country pursuits, with the Exmoor National Park approximately 10 miles to the north, and North Devon offering rugged coastlines and popular beaches accessible via the A361.

The villages of Templeton, Nomansland and Rackenford are nearby, with churches, excellent village pubs, and community shop in Rackenford. The Masons Arms at Knowstone, about 5 miles, has a renowned restaurant with a Michelin Star.

Tiverton is an old market town with a historic castle, on the banks of the River Exe. There are several supermarkets, a wide range of shops, a modern district hospital, a sports centre and an 18-hole golf course. There are schools for all ages including Blundell's School, which offers discounts to local pupils.

The area is very accessible with easy access along the A361 to the M5 motorway at junction 27. Beside J27 is Tiverton Parkway Railway Station with fast trains to London Paddington taking approximately 2 hours. The airports of Exeter and Bristol are within an easy driving distance.

DESCRIPTION

Approached off a country lane, down a shared drive, is Middle North Coombe, a charming Grade II listed detached white-washed farmhouse of rendered stone and cob with an attractive thatched roof. Recent improvements by the vendors include partial re-wiring the property and re-thatching the ridge,. The property benefits from both front and rear gardens.

ACCOMMODATION

On the ground floor is an entrance passage with quarry tiled floor which gives access to most rooms. The spacious sitting room has much character, including chamfered cross beam and an inglenook fireplace with beam over and original bread oven. The kitchen/breakfast room has a range of wall and base units, a 4 oven cream Aga in addition to an electric range cooker with hob. The room boasts character with exposed beams and an endearing window seat. The impressive dining room, which is an extension, has a vaulted ceiling and wood burner. There is also a spacious pantry, cosy snug and useful study to be utilised by the family.

The first floor gives access to all bedrooms. The spacious master bedroom has southerly views and benefits from built-in wardrobes and dressing room. There is an en suite shower room but it is unfinished. Bedroom 2 and 3 are also doubles and have a southerly aspect. Bedroom 4 can be found at the end of the corridor. The family bathroom comprises of a corner bath, shower, wash basin and WC.





OUTSIDE

The property's character continues outside with country gardens with mature plants and shrubs surrounding the property.

There are two delightful paved patio areas running along the back of the property, perfectly suited to alfresco dining within the cottage-style gardens. Beyond the patio is a good sized area of laid lawn with a small orchard of apple trees, leading on to the wooden stables. The western boundary is bordered with a quiet stream.

To the front of the property is a further area of lawn with parking area. South facing, this space is perfect all day for relaxing with friends and family. To the side of the property is a track that leads to the rear garden and further parking. It also gives access to the neighbours parking and some agricultural fields.

SERVICES

Electricity - Mains connected

Water - Private supply via borehole

Drainage - Private drainage via sewage treatment plant

Heating - Oil fired central heating

Ofcom predicted broadband services - Standard: Download 5Mbps, Upload 0.6Mbps.

Ultrafast: Download 1000Mbps, Upload 220Mbps.

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

Local Authority: Mid Devon District Council.

VIEWINGS

Strictly by prior appointment through the agents.

DIRECTIONS

From junction 27 of the M5 motorway take the A361 signposted Tiverton. Proceed for 8 miles passing Tiverton, through the roundabout and continue towards Barnstaple. After another 5 miles at Stonelands Cross turn left signposted Rackenford. At the T-junction turn left signposted Templeton and Loxbeare. Proceed for a short distance and take the second right hand turning at Gibbett Moor Cross (there is an 'unsuitable for HGV' sign here). Proceed along this road and take the next left (and in a quarter of a mile the driveway to Middle North Coombe will be found on the left-hand side with a grass triangle).

Approximate Area = 2369 sq ft / 220.1 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: 1120154



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	55	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



