



Little Acres





# Little Acres

Rackenford, Tiverton, EX16 8ER

Tiverton 8 miles | Bampton 10 miles | South Molton 12 Miles | Tiverton Parkway Train Station 15 miles.

An attractive smallholding with a spacious modernised bungalow with large barn, paddocks and orchard, in all 2.96 acres.

- Spacious Bungalow
- Open Plan Kitchen/ Dining Room
- In all 2.96 acres
- Rural Yet Accessible Location
- Four Double Bedrooms. Two Bathrooms
- Modernised & Well Presented
- Large Agricultural Barn
- Orchard
- Council Tax Band D
- Freehold

Guide Price £675,000

## DESCRIPTION

Little Acres forms a delightful rural smallholding retreat with a spacious bungalow, large agricultural barn, paddocks and orchard, with excellent transport links via the North Devon Link Road (A361) and easy access to Exmoor National Park.

Internally, the bungalow offers spacious accommodation across 1831 SqFt with a well-proportioned kitchen/dining room and separate utility, south-facing sitting room with double doors out to the veranda and three double bedrooms, family bathroom and a further master bedroom with en suite and walk-in wardrobe.

Externally, the garden wraps around the property with a patio to the rear. Beyond lies the paddocks, whilst to the east sits the adjoining garage, a 1934SqFt timber clad agricultural barn with internal stables and storage area, field shelter, as well as the kitchen garden and maturing orchard.

In all the property enjoys 2.96 acres.

## SERVICES

Mains electricity and water. Private drainage via septic tank. Oil fired central heating. PV Panels. Two redundant wells are located within the plot. Ofcom predicted broadband services - Standard: Download 15Mbps, Upload 1Mbps. Ultrafast: Download 1800Mbps, Upload 220Mbps. Ofcom predicted mobile coverage for voice and data: Internal – Three, EE, O2 (Limited) and Vodafone (Limited). External – EE, Three, O2 and Vodafone. Local Authority: North Devon District Council.

## DIRECTIONS

From Tiverton proceed westbound on the A361 (North Devon Link Road) for approximately 6.5 miles. At Two Gates Cross, turn right, sign posted Bickham/ Woodburn/ West Anstey. After approximately 0.5 miles, turn right on to Sydeham Lane. Little Acres can be found, on the left-hand side, after 500 yards.










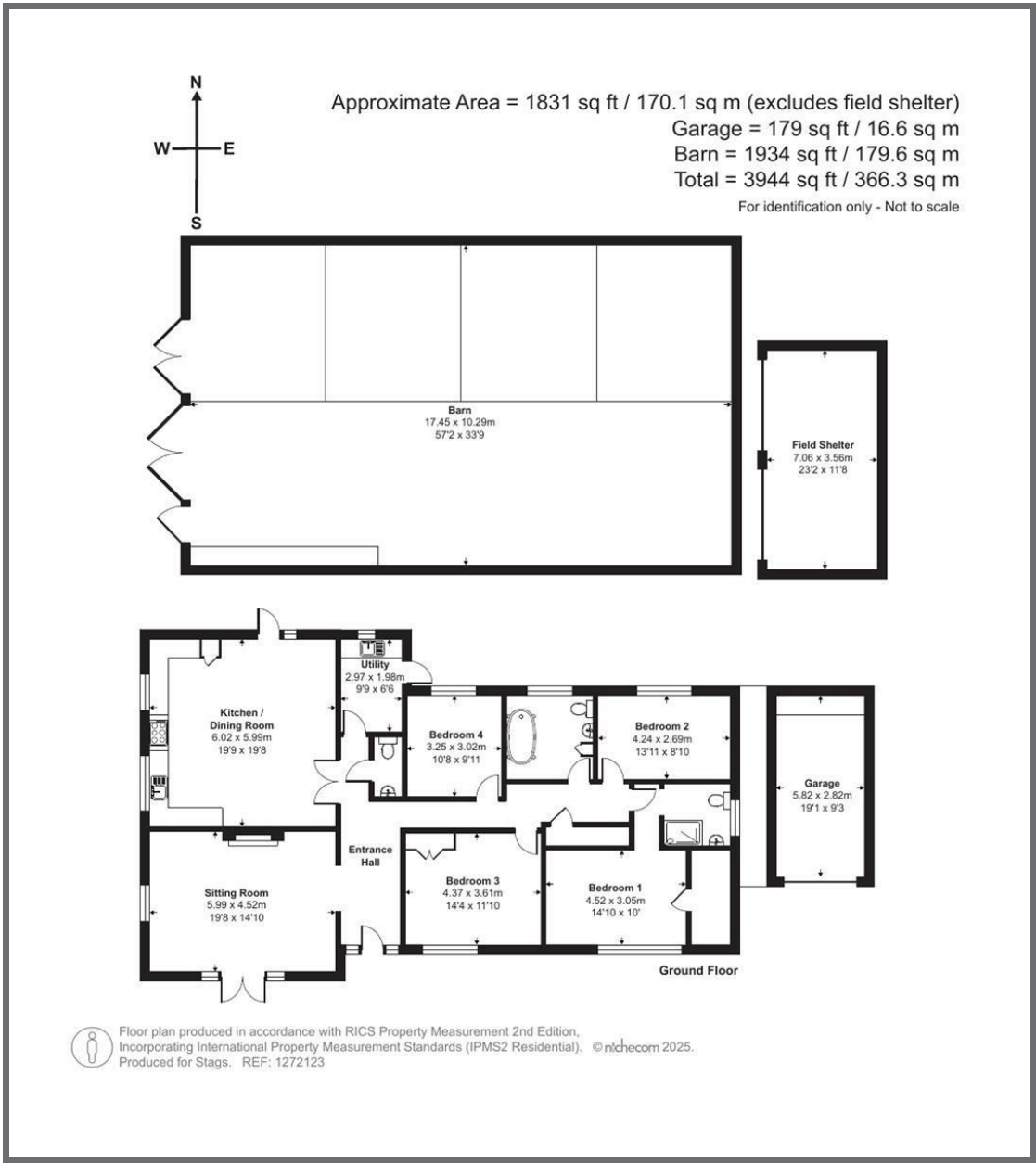
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			66
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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