



The Saddlery



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4 Huntsham Court Stables, Huntsham, EX16 7NA

Tiverton Town Centre 7 Miles | M5(J27)/ Tiverton Parkway
Station 6 Miles | Exeter 24 Miles

A beautifully presented three-bedroom
stone barn conversion situated in a rural
setting within the Huntsham Court Estate.

- Stone Barn Conversion
- Oak Features Throughout
- Bespoke Kitchen
- Character with Modern Conveniences
- Council Tax Band D
- Open-Plan Ground Floor
- Three Bedrooms. Two Bathrooms
- Mature Gardens
- Located within Huntsham Court Estate
- Freehold

Guide Price £725,000

SITUATION

Located within the delightful parkland of the Huntsham Estate, Huntsham village hosts a parish church and village hall, which is a focal point of the associated community and events. Whilst Huntsham is predominantly rural being set in the scenic Lowman Valley, the location offers good access to the surrounding areas. The small town of Bampton is 5 miles distant, offering a wider range of amenities and catering for most everyday needs, whilst the market town of Tiverton, 7 miles, boasts a wider range of retail, educational and recreational opportunities, including private and state schooling, a hospital, 18-hole golf course and leisure centre. Exmoor National Park, a short distance away, offers exceptional natural beauty with its rugged landscape and coastline.

The North Devon Link Road (A361) lies just north of Tiverton and runs east to west giving access to other local towns such as Barnstaple and South Molton to the west, as well as the M5 (Junction 27) to the east. Tiverton Parkway Train Station lies alongside Junction 27 with direct trains to London Paddington. Bristol and Exeter Airports are also within easy reach.

DESCRIPTION

Converted in 2007, this property forms part of a small group of five properties that stand in the former stable yard of Huntsham Court Estate. The Saddlery boasts character and charm with the fine and sympathetic balance of modern living offering exposed oak beams, vaulted ceilings, open-plan living, vast window panels and immaculately maintained gardens.



ACCOMMODATION

The open-plan ground floor welcomes you in to the property. The kitchen with stone flooring offers bespoke wall and base units with granite worksurfaces, integrated Neff electric oven and hob, and features a Rangermaster Elan Electric Stove. The ground floor has been designed to be bright and airy with glass stair-balustrades and in-part vaulted ceilings. Hardwood flooring flows through the dining room and sitting room away from the kitchen, where a contemporary wood-burning stove is a corner feature. Beyond, the oak framed sunroom sits to the south of the property offers an additional reception room with built-in storage and shelving. A useful cloakroom/utility can also be found adjacent to the kitchen.

The first floor comprises of three well proportioned double bedrooms. The master benefits from an ensuite shower and walk-in wardrobe, whilst bedroom two features a Juliet balcony. The family bathroom comprises of a bath with shower over, wash basin and WC.

OUTSIDE

A paved patio lies to the front of the property, providing a wonderful space for alfresco dining. The wonderfully maintained and well established gardens, mainly laid lawn with mature shrubs and hedging. Adjoining The Saddlery, there is additional ground comprising of a charming kitchen garden with raised vegetable beds and fruit trees, whilst beyond is a wildflower meadow with an original old estate garden wall. The current vendors rent this additional ground for a sum of £300/annum from Huntsham Court Estate.

The shared driveway leads round to the side of the property where a garage with electronic up and over door, and further parking area can be found. A gated path leads through to the property from here.

MANAGEMENT CHARGES

Management Company: Huntsham Court Stables Management Company Ltd
Annual Charge for 2025: £720.00 (£60 per month)

Note: The management company comprises of the five freeholders that own the properties within the former stable yard of Huntsham Court Estate.

SERVICES

Mains electricity and drainage. Shared private water via borehole. Oil fired Central Heating. Underfloor Heating throughout the ground floor.
Ofcom predicted broadband services - Standard: Download 12Mbps, Upload 1Mbps. Ultrafast: Download 1800Mbps, Upload 220Mbps.
Ofcom predicted mobile coverage for voice and data: Internal – None. External – Three, EE (Limited), O2 (Limited) and Vodafone (Limited). Vendors currently utilise WiFi calling.
Local Authority: Mid Devon District Council. Huntsham Conservation Area.

VIEWINGS

Strictly by appointment with the agents please.

DIRECTIONS

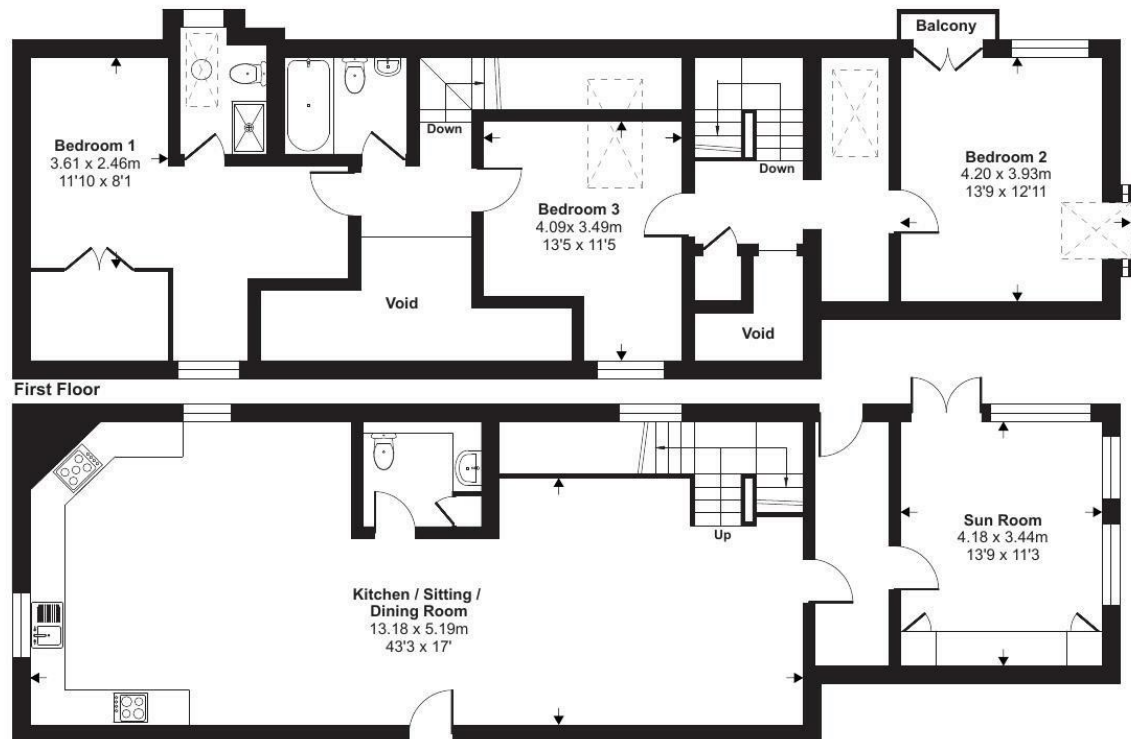
Leave the M5 at Junction 27 and travel westbound on the A361 (North Devon Link Road). Take the first exit signposted Sampford Peverell/ Halberton and take the first exit off the slip road. After approximately 1.3 miles, having passed through Sampford Peverell, turn right signposted Uplowman and Huntsham and take the next left at the T-junction. At the crossroads in Uplowman (by Redwood Public House) head straight on. Drive through the Lowman Valley on to Huntsham and upon reaching the 'grass triangle' bear left signposted Huntsham Village. Take the first right into the private drive to 'Huntsham Court and Huntsham Court Stables'. Continue past the Huntsham Court and continue round on the left-hand driveway where you will see the property on the right hand side.





Approximate Area = 1943 sq ft / 180.5 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1258805

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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