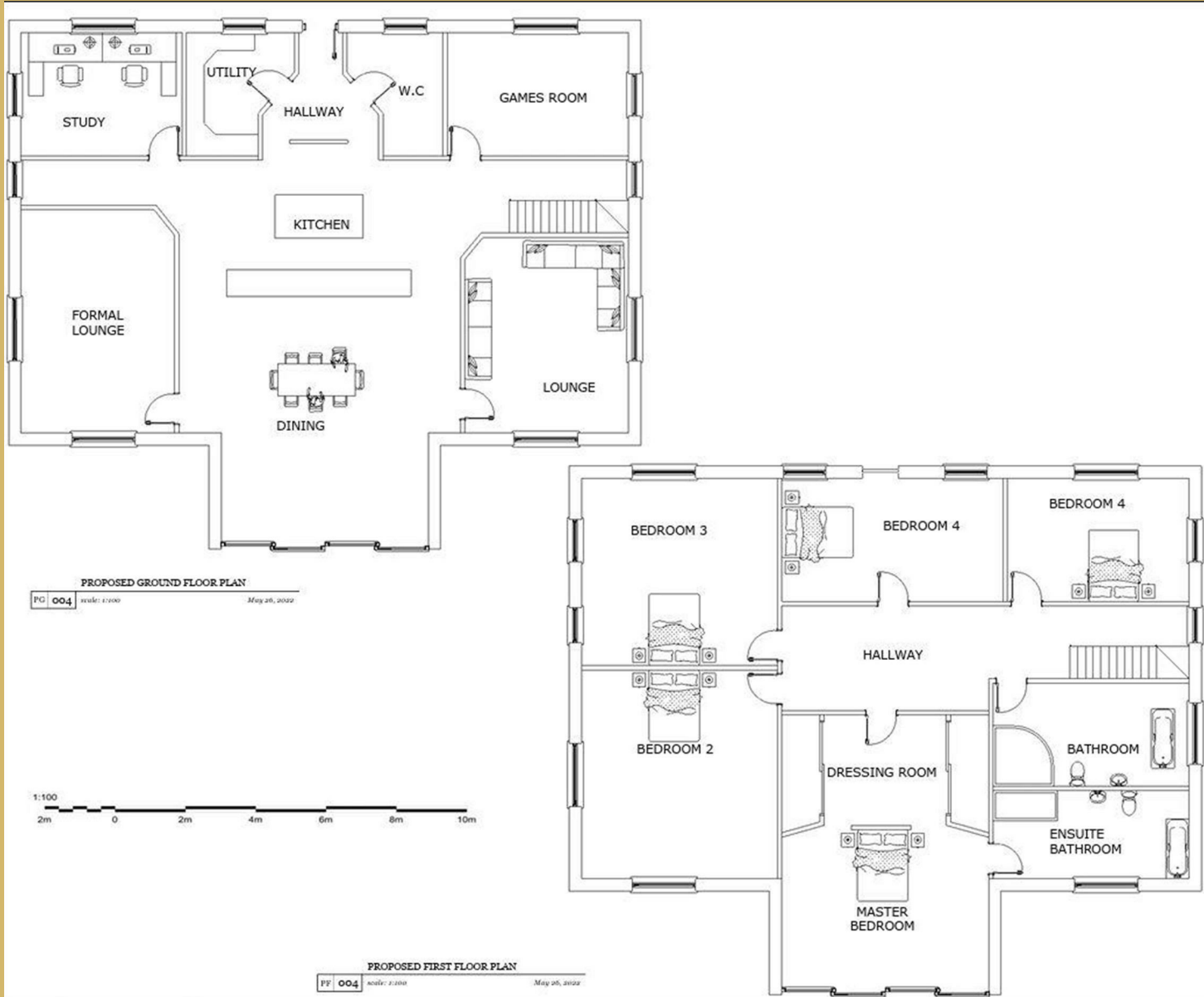


Dikens Batsworthy, Rackenford, Tiverton, EX16 8EG

Price £725,000

Council Tax: E Freehold

**SELF BUILD NEW HOME ON STUNNING PLOT!** - With Planning Permission in place to build a brand new detached 5 bedroom home with a double garage in its 1 acre of land, Dickens offers a fantastic opportunity and a host of possibilities. Set in an idyllic rural location to the north of Tiverton, the existing bungalow is ready for you to move into while you build and has ample scope to be extended and refurbished into a contemporary annexe, full time home or AirBnB.



Tucked away in a rural setting that offers panoramic views of the rolling countryside, Dickens sits within hugely secluded gated grounds that stretch out over circa 1 acre. Perfectly placed to enjoy the peace and tranquillity of its location, it offers a wealth of options and opportunities.

For those longing for a self-sustainable lifestyle, its large gardens, land and outbuildings generate ample potential. However, it is perhaps the chance to move into an existing 3 bedroom bungalow while you build a brand new dwelling that makes this such an exciting proposition.

Planning permission is in already in place for a superb 5 bedroom detached family home with double garaging to be built at the end of the long driveway. Impeccably designed, its attractive double fronted facade seamlessly incorporates environment friendly bee bricks alongside the contemporary detailing of floor to ceiling windows with tastefully chosen modern black framing. Inside, a fluid layout is hugely family friendly with a duo of lounges, a games room and study flowing around the magnificent centre piece of an open plan kitchen and dining room. Upstairs a deluxe principal bedroom will have a dressing room and en suite, while four additional bedrooms and a family bathroom will be equally

filled with natural light and idyllic vistas.

While you build and create your forever home, the existing bungalow is ready for you to move into. Benefiting from its own planning permission to add an extension, it blends excellent interior design themes with breathtaking views of the landscape. Impressively presented with heritage hues and richly toned engineered wood floors, once your new house has been built it could easily become a self-contained annexe, a notable AirBnB or sold as primary home.

Arranged to give you every opportunity to admire your surroundings, its current layout includes an enviably spacious open plan kitchen/living/dining room that's ideal for modern family life. The inviting living room area has the eternal charm of a log burner set to the rustic backdrop of exposed stone work, while the impressively large modern kitchen is fully fitted with sleek gloss cabinets, integrated appliances and a quintessential Rayburn Aga. A separate utility room keeps laundry, a washing machine and tumble dryer hidden from view and true cooks will love the extra storage and convenience of the pantry.

Whether you want to start the day with a morning coffee or take time out to simply sit back and unwind,

the brilliantly broad conservatory is an enviable retreat with magnificent uninterrupted far-reaching views that stretch out across the gardens and onto the countryside. A study has the versatility to cater to your own needs and three stylish bedrooms share a contemporary family bathroom.

Outside, the prodigious amount of lawns and greenery generate every chance for children to play while you recline and unwind in the summer sun. An established vegetable plot with its own water supply is an added bonus for anyone wanting to grow their own vegetables, herbs and fruits and a substantial outbuilding is currently a home gym. The extensive gated driveway combines with a carport to provide an abundance of secure off-road parking.

The driveway's turning circle makes life easy, a selection of sheds and outbuildings provide extra storage and the location has convenient access to the A361, local village amenities and Tiverton.

Approved Planning application number 75860 North Devon Council. For further information please contact Diamond Estate Agents.



## Agent Information

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

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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			
<b>England &amp; Wales</b>		73	47
	EU Directive 2002/91/EC		

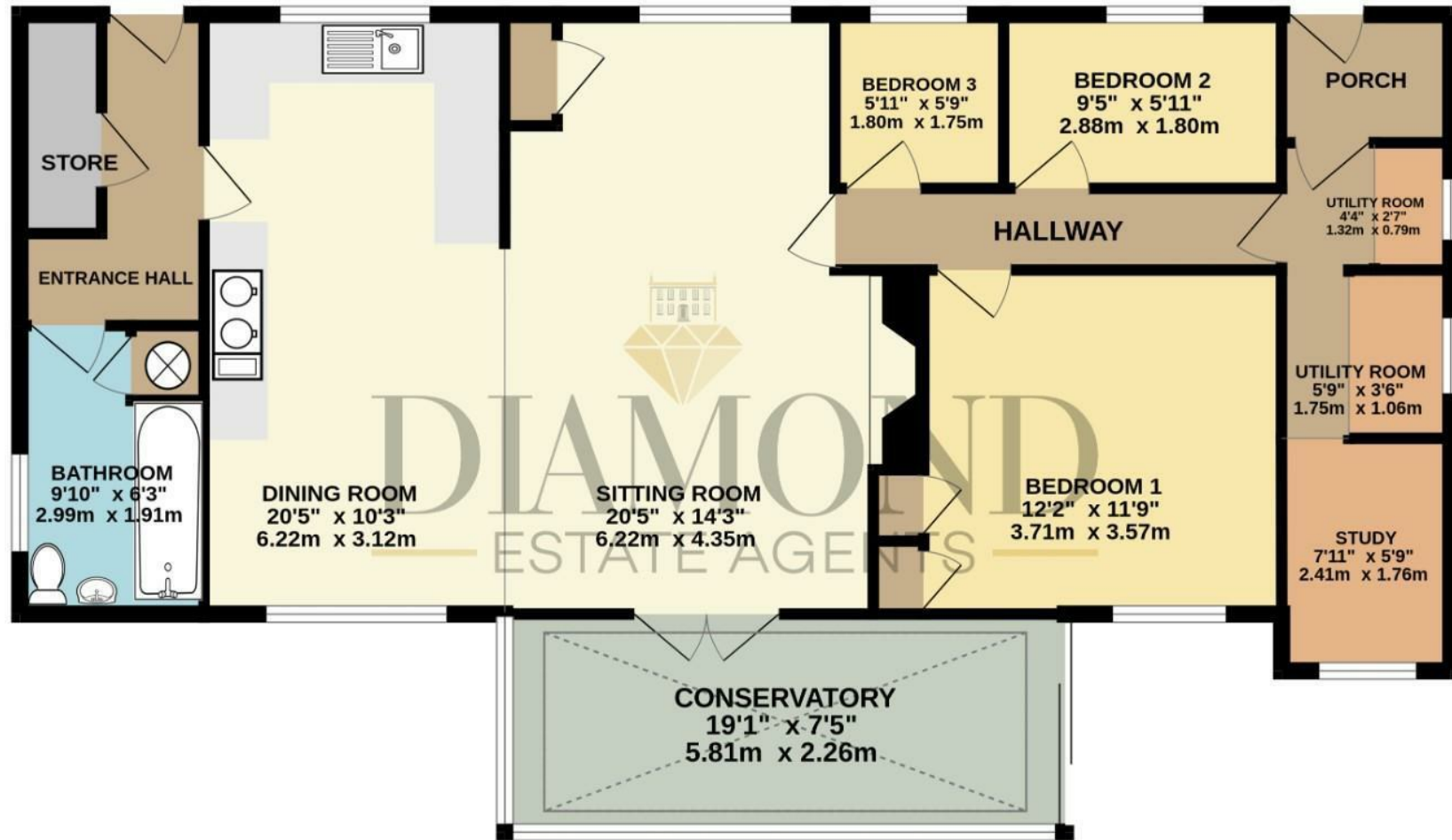
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



EXISTING BUILDING  
1135 sq.ft. (105.5 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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