



New Lodge Tiverton Road, Pennymoor, Tiverton, EX16 8LF

Price £499,995

Council Tax: D Freehold

STUNNING COUNTRY HOME - Situated in the picturesque village of Pennymoor, Tiverton, Devon, New Lodge is a remarkable semi-detached family home which has been cherished by its owners for 37 years. This beautifully presented property boasts four spacious bedrooms and three inviting reception rooms, making it an ideal choice for families seeking comfort and style.

As you approach the house, you will be captivated by its charming kerb appeal, set back from the road with a generous gravel entrance drive that accommodates parking for over 8 vehicles. The double garage adds further convenience, ensuring ample space for all your vehicles.

Inside, the home is light and airy, with a thoughtful layout that promotes a seamless flow between rooms. The entrance hall welcomes you with a cloakroom and a stairwell leading to the first floor. The dual aspect sitting room is a delightful space, enhanced by a conservatory that opens to a covered pergola, perfect for year-round enjoyment. The spacious dining room connects to a utility area and leads into a stunning country-style kitchen, complete with a large range master double oven and five-ring hob, catering effortlessly to family gatherings.

Upstairs, the first floor landing leads to four generously sized double bedrooms, three bedrooms featuring built-in wardrobe cupboards. The family bathroom has been refitted, providing a modern touch to this charming home.

The south-facing rear garden is a true oasis, having been thoughtfully landscaped over the years. It features a tranquil fish pond and flat grounds, ideal for children to play. The large pergola offers an excellent space for entertaining, while providing convenient access to the double garage and a gate leading to the large front garden and drive.

Pennymoor is a delightful village, conveniently located between Tiverton and Crediton. With Tiverton Parkway mainline station nearby, you can enjoy a swift two-hour journey to London, or access the M5 to Exeter City Airport.



Entrance Hall

A welcoming bright and airy entrance space offering Oakwood flooring, spindle balustrade stairwell leading to the first floor landing space with storage cupboards under, coving, radiator, telephone point, thermostat controller and doors leading to.

Sitting Room

A stunning dual aspect sitting room offering a welcoming light and airy space with electric fire place set within a stone hearth and matching surround with mantel, Further benefitting from a radiator, oakwood flooring, uPVC double glazed windows to side aspect with bay window to front aspect overlooking the landscape front garden and patio doors leading out to the conservatory.

Conservatory

To the rear of the property there is a lovely addition fitted with Oakwood flooring, radiator and uPVC double glazed windows overlooking the rear garden with patio doors leading to the covered pergola.

Dining room

A wonderful spacious reception room, offering solid oakwood flooring, coving, radiator and uPVC double glazed window to rear aspect with door leading to.

Rear lobby/utility area

Offering a work top space with

storage cupboard under and matching eye level cupboard with space for tall standing fridge/freezer, coving, spotlight fixing and doors leading to

Kitchen/Breakfast Room

A stunning country style kitchen/breakfast room fitted with a wide range of cupboards and drawers with worksurface over, freestanding range master double oven offering a five ring electric hob with matching style chimney style cook hood above, matching eye level cupboards with tiled splashback, coving, inset one and a half bowl Blanco sink unit, coving, spotlight fixings, radiator and uPVC double glazed window to front aspect. The spacious area is open plan providing space for a table and chairs.

Cloakroom

Offering a white suite with close coupled low-level w.c., wash hand basin set on the vanity storage cupboard, radiator, part tiled with tiled flooring, coving and uPVC double glazed window to front aspect.

First floor landing

A light and airy space that flows seamlessly to all rooms fitted with a radiator, coving, spindle balustrade stairwell and uPVC double glazed windows to front aspect overlooking the front garden with storage cupboard housing a hot water cylinder and doors lead leading to.

Bedroom One

A large generous double bedroom comprising of a double door built in wardrobe cupboard, radiator, coving and TV point with uPVC double glazed windows to rear aspect.

Bedroom Two

A large dual aspect double bedroom offering a radiator, double door built in wardrobe cupboard with uPVC double glazed windows to rear and side aspects.

Bedroom Three

A double bedroom offering a radiator, coving and uPVC double glazed window to front aspect.

Bedroom Four

A double bedroom offering a radiator, wardrobe cupboard, coving and uPVC double glazed window to rear aspect.

Family Bathroom

A stunning luxury white suite comprising of a P-shaped bath with mixer tap and Electric Mira shower over, wash hand basin with mixer tap set on a vanity storage cabinet with close coupled hidden cistern low-level w.c., coving, inset spotlighting, part tiled walls with chrome heated towel radiator and tiled flooring.

Rear Garden

A south facing rear garden mainly laid to lawn, offering a wide range of flower beds, comprising of shrubs and plants enclosed with



timber fencing and picket fencing with gravelled paths, attached covered pergola benefitting from tiled flooring bringing the inside to outdoors with power point and lighting. A gravelled pathway leads to the double garage and side gates lead to the front garden and drive area.

Front Garden

To the front there is a large area laid with shingle stone providing off-road parking for over eight vehicles leading to the double garage and two side gates leading to the rear garden. With further area laid to lawn offers a range of flowerbeds comprising of shrubs and plants with enclosed boundary wall and LPG Calor Gas tank providing easy storage access complete with a five bar gate entrance drive.

Double Garage

The double garage offers light and power with two up and over doors to front aspect and uPVC double glazed windows and doors to rear aspect, overlooking leading to the rear garden.

Solar panels

The property benefits from twelve owned solar panels that provide a large contribution to the Electric running use of the property with the remainder fed into the grid also benefiting from four batteries with back up system for evening usage.

Property Information

Mains water and sewage, LPG gas mains and mains electric benefitting from solar panels and battery storage owned by the property owner.
MidDevon/07/01317/FULL | (02-07-2007)
- Erection of detached double garage Conservatory Erected in 2001.

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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).

Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

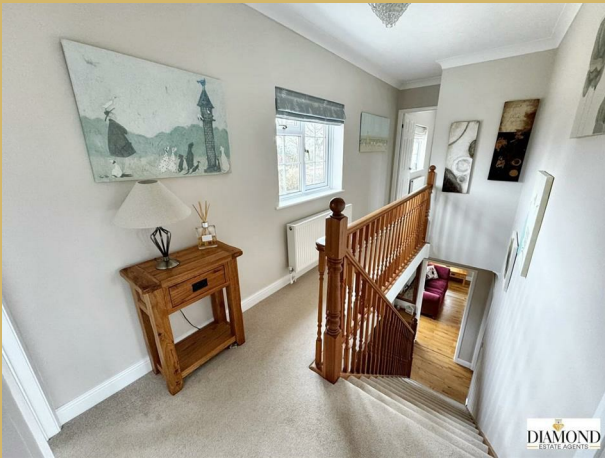
We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

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.





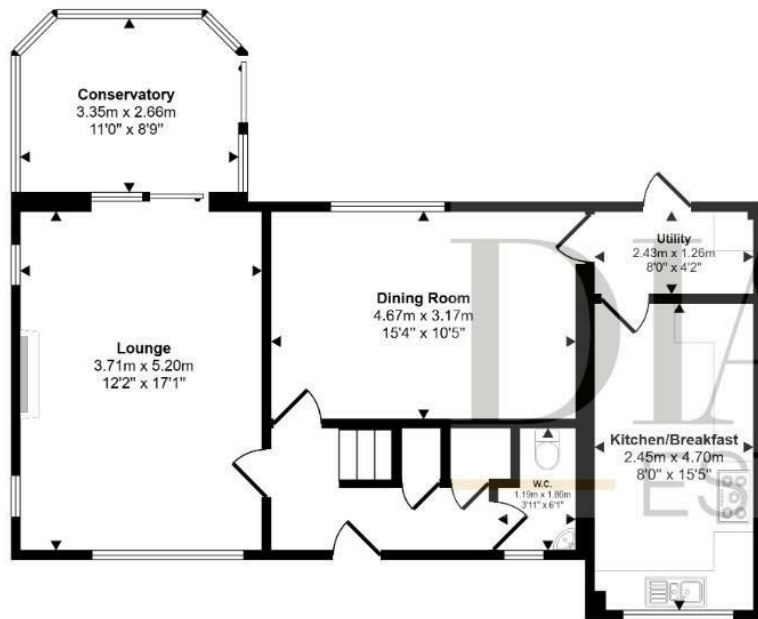
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
		55			62
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



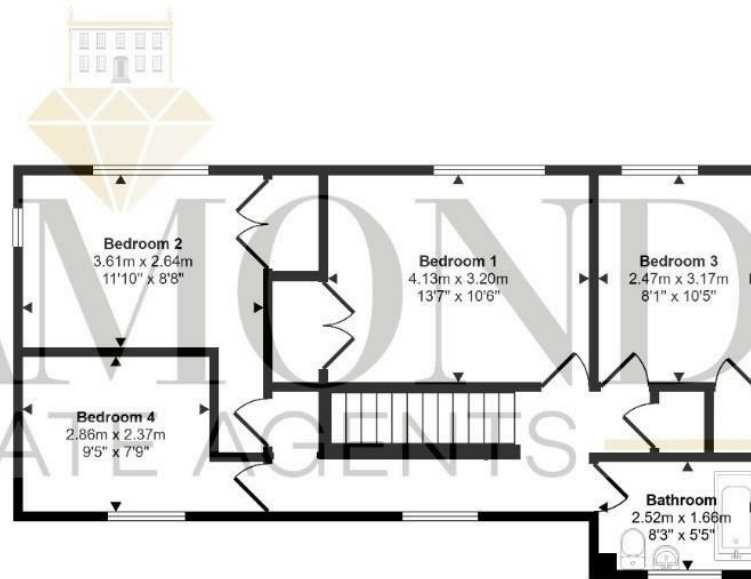
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should 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.



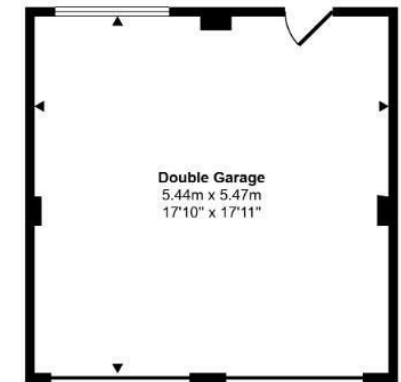
Approx Gross Internal Area
161 sq m / 1733 sq ft



Ground Floor
Approx 70 sq m / 758 sq ft



First Floor
Approx 61 sq m / 656 sq ft



Garage
Approx 30 sq m / 320 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.