



4 Cranmore View, Ashley, Tiverton, EX16 5PP

Council Tax: F Freehold

Asking Price £500,000

Situated in a highly desirable location is this this beautifully presented FOUR bedroomed home. Set against a stunning rural backdrop, this elegant residence offers spacious and versatile living accommodation, perfect for family life and entertaining.

Upon entering, the welcoming hallway leads to a selection of refined reception rooms, including a cosy office/library, a dual aspect lounge featuring an inviting open fireplace and a dining room that extends into a light-filled conservatory. The well equipped kitchen/breakfast room boasts stylish cabinetry, integrated appliances and generous worktop space. This in turn is complemented by a separate utility room providing additional storage and garden access. Upstairs, the galleried landing leads to four spacious bedrooms, including a luxurious principal suite with a dressing area and ensuite shower room. A well appointed family bathroom completes the first floor.

Externally, the property enjoys beautifully landscaped gardens. The front garden features a private driveway with ample parking for four cars and access to a detached double garage. The west facing rear garden is a delight, offering a spacious patio ideal for outdoor dining, lawns, well stocked flower beds and a dedicated vegetable patch with a greenhouse.

Located just one and a half miles from the bustling town centre, the property benefits from a regular bus service linking Tiverton and Exeter. Enjoy scenic countryside walks nearby, while excellent transport links via the North Devon Link Road provide easy access to the M5, Tiverton Parkway mainline station and Exeter City Airport.

This is a rare opportunity to acquire a distinguished home in a sought after country town setting. Viewing is highly recommended to fully appreciate the charm and lifestyle on offer.

- Breathtaking Views – Elevated position with stunning panoramic vistas over the Exe Valley and surrounding countryside.
- Spacious Living Areas – Three well proportioned reception rooms.
- Modern Kitchen & Breakfast Room – Fitted with quality appliances, generous worktops and ample storage space.
- Charming Conservatory – Light filled space with direct access to the rear garden, perfect for year round enjoyment.
- Luxurious Principal Suite – Spacious main bedroom with dressing area and ensuite shower room.
- Three Further Bedrooms – Well-sized bedrooms, two with built in wardrobes, ideal for family or guests.
- Beautifully Landscaped Gardens – West facing rear garden with a large patio, raised flower beds and a dedicated vegetable patch.
- Ample Parking & Double Garage – Private driveway with parking for four cars and a detached garage with power and lighting.
- Excellent Transport Links – Convenient access to the M5, Parkway mainline station and Exeter City Airport.
- Close to Amenities – Located just 1.5 miles from the town centre, with a regular bus service and nearby countryside walks.



Charming Home with Stunning Countryside Views

Nestled in a picturesque market town is this beautifully maintained FOUR bedroomed residence. Boasting an enviable position with far reaching views over the stunning Exe Valley, this home offers spacious and versatile living accommodation ideal for family life.

Ground Floor

Upon arrival, you are welcomed into an inviting entrance hallway featuring a staircase leading to the first floor gallery landing. The hallway provides access to the principal reception rooms and includes a radiator for warmth.

Study / Reception Room

Currently used as a library, this charming front facing reception room enjoys picturesque views over the landscaped garden and Exe Valley beyond. A radiator ensures comfort.

Cloakroom

A well appointed cloakroom with a window to the side aspect, comprising a low level WC, wall mounted wash hand basin with tiled splashbacks and a radiator.

Lounge

A beautifully proportioned living space featuring dual aspect windows that flood the room with natural light, offering uninterrupted countryside views. The focal point is an elegant open fireplace with an

exposed brick surround and tiled hearth. Additional benefits include a radiator, television point and double doors leading to the dining room.

Dining Room

Perfect for entertaining, the formal dining space enjoys a radiator and sliding patio doors leading seamlessly into the conservatory, creating an effortless indoor outdoor living experience.

Conservatory

A delightful addition to the home, this bright conservatory boasts tiled flooring and double doors that open onto the patio, providing splendid views over the beautifully maintained rear garden.

Kitchen/Breakfast Room

A well appointed kitchen fitted with an extensive range of cabinetry, built in appliances and generous worktop space. Additional features include an inset single drainer sink with mixer tap, electric double oven with grill, halogen hob, tiled splashbacks, radiator and space for a fridge.

Utility Room

Providing additional storage and functionality, the utility room offers a range of base units, shelving, a roll top work surface, a single drainer sink and space for a washing machine. A door leads to the rear garden and a side window provides natural light.

First Floor Gallery Landing

An elegant landing with a loft hatch, radiator and large front facing window offering far reaching countryside views. An airing cupboard houses the gas combi boiler and provides useful storage.

Principal Suite

A generously sized main bedroom featuring a large front facing window with panoramic views of the Exe Valley. This room benefits from a radiator, television and telephone points, along with an open archway leading to a dedicated dressing area with built in wardrobes and a side aspect window.

Ensuite

A stylish ensuite comprising a double shower cubicle with a mains thermostatic shower, concealed system WC, vanity wash basin with under storage, part tiled walls and elegant flooring. Additional features include a frosted window to the rear, a wall mounted fan heater and stylish fittings.

Family Bathroom

A well appointed bathroom featuring a deep panelled bath with a mains thermostatic shower over, wash basin, low level WC, tiled splashbacks, radiator and a wall mounted electric fan heater. A rear window ensures plenty of natural light, complemented by tile effect vinyl flooring.



Bedroom Four

A delightful bedroom overlooking the landscaped rear garden, complete with a radiator.

Bedroom Two

A spacious double bedroom with a window overlooking the rear garden, built in wardrobes offering ample storage and a radiator.

Bedroom Three

A bright and airy bedroom with a front facing window providing stunning valley views. Built in wardrobes with hanging rails and shelving offer excellent storage along with a radiator ensuring comfort.

Front Garden and Driveway

The property is approached via a private driveway providing ample parking for four cars and leading to a detached double garage with power and lighting. The front garden is mainly laid to lawn and complemented by an array of mature shrubs and flowering plants. A paved pathway leads to the entrance, with an east facing seating area ideal for enjoying the morning sun.

Rear Garden

The west facing rear garden is a standout feature, offering a generous patio area perfect for alfresco dining and entertaining. Steps lead to a beautifully maintained lawn bordered by vibrant flower beds. A dedicated vegetable garden with multiple raised beds and a gravel pathway leads to a greenhouse, with a courtesy gate providing direct access to the driveway.

Double Garage

A substantial garage fitted with power and lighting, offering excellent storage and secure parking.

Services

Solar panels are owned by the property
Mains electric, gas, water and sewerage.

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

What3words

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Agents Notes

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.

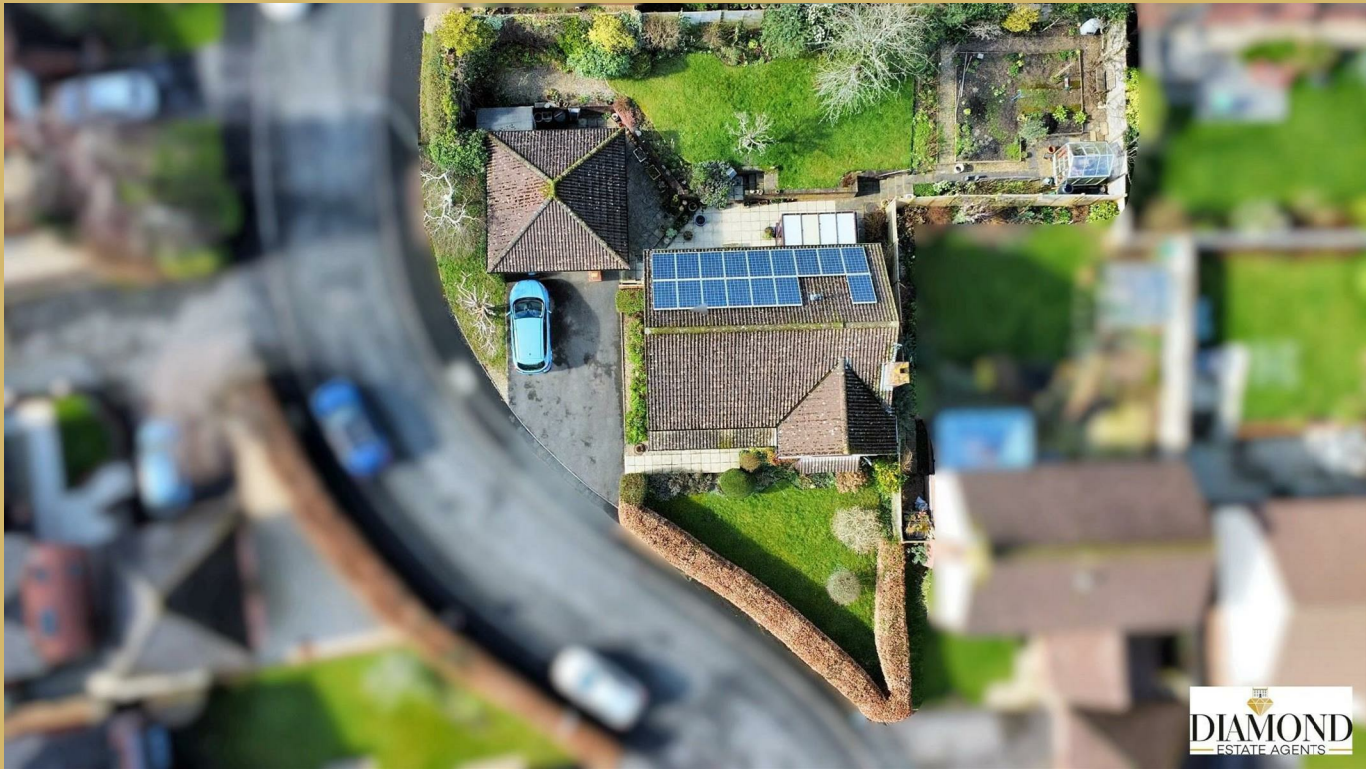
We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit 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.





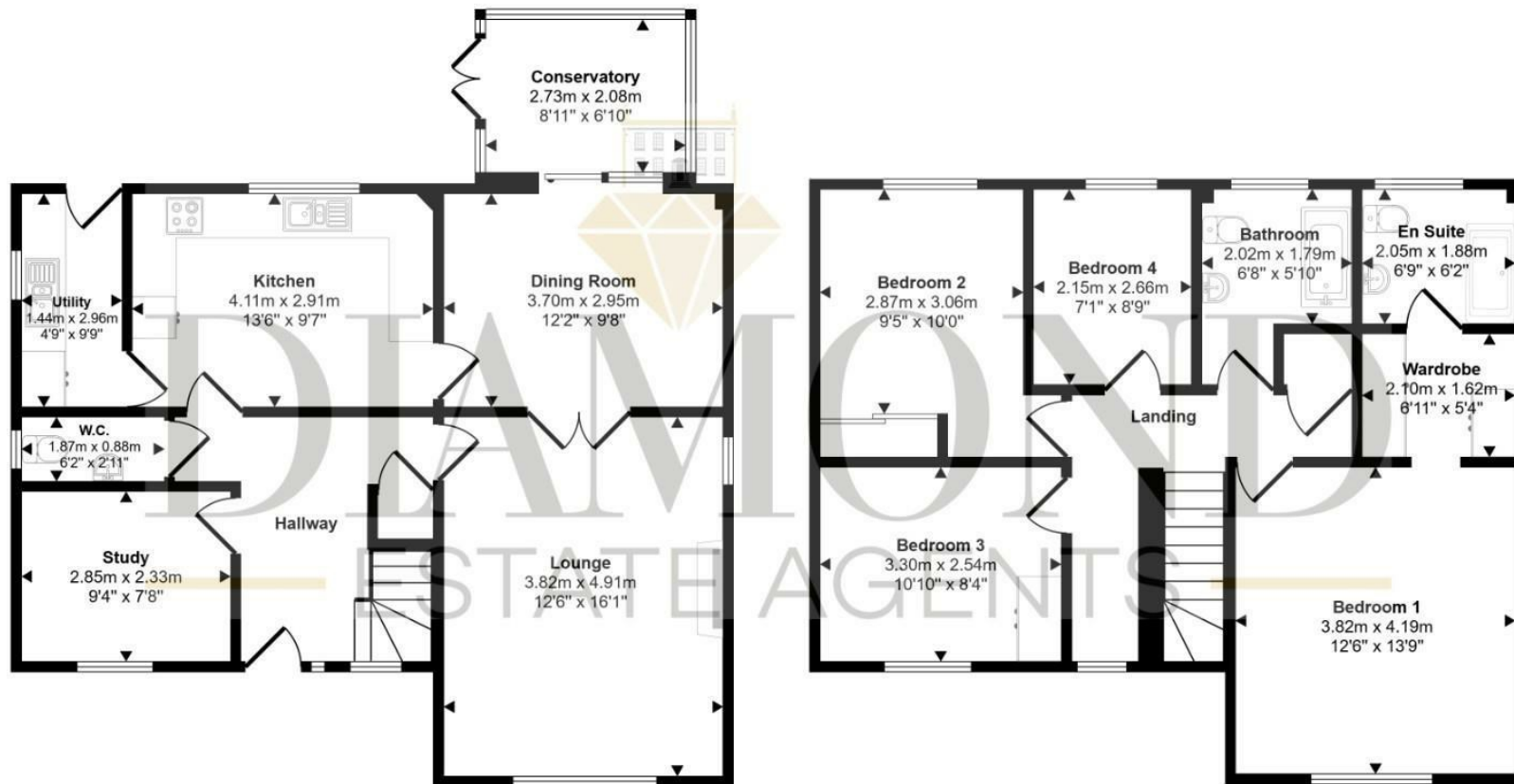
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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
141 sq m / 1521 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.