



Worthy Moor House Rackenford, Tiverton, EX16 8EF

Price £1,000,000

Council Tax: F Freehold

STUNNING FAMILY HOME - Worthy Moor House, located in the picturesque village of Rackenford, Tiverton, Devon, is a stunning **FOUR BEDROOM** detached period property set within 5.5 acres of tranquil rural land. This beautifully presented home, believed to date back to the late Victorian era, has been thoughtfully and extensively modernised by the current owners, making it a perfect blend of classic charm and contemporary comfort.

As you approach the property, you are greeted by a welcoming entrance hall that leads to a spacious dining room featuring a charming cast iron log burner. The upgraded kitchen/breakfast room boasts elegant oak units and granite worktops, seamlessly connecting to a utility room. The inviting sitting room, complete with a feature fireplace, opens through French doors to a stunning family room that offers dual aspect views of the expansive gardens.

The first floor accommodates four generously sized double bedrooms, including a principal suite with an en-suite shower room, while bedroom two also benefits from its own en-suite. A well-appointed family bathroom serves the remaining bedrooms, ensuring ample facilities for family and guests alike.

Outside, the property is accessed via a five-bar gate leading to a large gravel courtyard, providing off-road parking for multiple vehicles, alongside a carport and a versatile block-built outbuilding ideal for a studio/office or workshops. The beautifully landscaped grounds feature extensive gardens, mature ornamental trees, and a series of ponds that attract a variety of wildlife, creating a serene natural habitat.

Rackenford itself offers amenities including a community shop, a 13th Century church and a primary school. Tiverton boasts a wider selection of facilities, including supermarkets, a leisure centre, and renowned educational institutions such as Blundell's School. Excellent transport links to the M5 and mainline station to Paddington London and Exeter city airport.



Canopy Entrance Porch
With steps leading up to the entrance door leading to

Entrance Hall
Offering slate flooring, a radiator and with square arch leading to

Boot Room
A useful cloakroom ideal for shoes and coats with window to side aspect overlooking the drive area and door leading to the W.C. and second door leading to the utility room and dining room.

Cloakroom
Offering a white suite with low-level W.C., wash hand basin with window to front aspect and quarry tiled flooring.

Utility Room
A generously proportioned utility room in keeping with the kitchen with matching granite worktops and inset Belfast sink with mixer tap, upturn and window shelf offering a range of cupboards and drawers under, space and plumbing for washing machine and space for tumble dryer. Radiator, two Velux windows, space for a tall standing freezer. Double glazed windows to front aspect overlooking the entrance gate area with two pantry cupboards. A square arch leads to the kitchen/breakfast room.

Kitchen/Breakfast Room
A stunning fitted kitchen offering granite worktops fitted with a wide range of cupboards and drawers under with built in double sink unit with mixer tap over and matching granite upturn, white range of eye level matching units with plate rack and built in Bosch microwave oven. Space and plumbing for dishwasher with further space for a large range master double oven with five ring induction hob with integrated cooker hood over, space for a tall standing fridge with further range of drawer units with matching eye level cupboards and breakfast bar with matching upturn ideal for casual dining. T.V. point, tiled flooring with radiator and spot lighting, uPVC double glazed windows to rear aspect overlooking rear garden,

opening and leading through to a large storage cupboard under stairs with doors leading into dining room and open archway leading to the utility room.

Dining Room
Currently utilised as a day room offering a stunning Inglenook fireplace with cast-iron wood burner and solid oak beamed mantle. T.V. and telephone point, radiator, slate tiled flooring with uPVC double glazed windows to rear aspect overlooking the garden area, with doors leading to the sitting room.

Sitting Room
A light and airy sitting room offers two uPVC double glazed windows to rear aspect overlooking the rear garden area, featuring a stunning Inglenook fireplace with bread oven feature and cast iron woodburner with solid oak mantel, slate tiled floor flooring, television and telephone points, radiator and French doors leading into

Family Room
Forming part of the impressive extension with southerly facing views over the gardens, this stunning reception room offers a bright and airy dual aspect family room that offers space to unwind for the whole family with deep flue offering a cast iron fireplace and two sets of French doors leading out to the rear garden and side aspect onto the large patio area that is ideal for al fresco dining or entertaining guests with slate tiled flooring, two radiators and T.V. and telephone points.

Rear Entrance Hall
Accessed off the dining room offering a composite entrance door with slate tiled flooring and stairwell leading to first floor landing space and door leading to

First Floor Landing
Offering a long and inviting landing space fitted with two radiators, inset spotlighting and three large uPVC double glazed windows to front aspect overlooking the drive area with doors leading to

Bedroom One
A large dual aspect principle room offering two radiators, two uPVC double glazed windows to side and rear aspects

overlooking the stunning garden areas, with door leading to

En-Suite Bathroom/Shower Room
Comprising of a white suite with panelled bath with ornate mixer tap and shower hose attachment with low level WC, Heritage pedestal wash hand basin, double shower cubicle with glass screen entrance door with mains shower and rain head over. Extractor fan, inset spotlighting, tiled flooring with under floor heating and part tiled walls, chrome heated towel radiator with shaver point and uPVC double glazed windows to rear aspect overlooking garden areas

Bedroom Two
A large double bedroom offering feature fireplace with ornate surround and mantle, radiator, uPVC double glazed window to rear aspect overlooking the garden area and door leading to

En-Suite Shower Room
Comprising of a white suite with a single shower cubicle with glass screen and door with mains shower over, Heritage pedestal wash hand basin with mixer tap, low level w.c., chrome heated towel radiator, tiled flooring, part tiled walls with shaver point and glass shelf with inset spotlighting and extractor fan.

Bedroom Three
A large double bedroom offering three built in wardrobe cupboards with feature fireplace with ornate surround and mantle, radiator with uPVC double glazed window to rear aspect overlooking garden areas.

Bedroom Four
A double bedroom offering a radiator and built in wardrobe cupboard, feature flue Fireplace (closed), radiator and uPVC double glazed windows to rear aspect overlooking the garden areas.

Family Bathroom
Comprising of a white suite with panelled bath with mixer tap and mains shower over with glass shower screen, low-level W.C., Heritage pedestal wash hand basin with mixer tap, shaver point with glass shelving, inset spotlighting, tiled flooring with part tiled walls and extractor fan.



External
From the road leading to the 5 bar entrance gate, the 5.5 acre plot offers a large gravel courtyard beside the house and adjacent to office/studio/workshops that would be ideal for commercial use, if required, and subject to planning. There is outside security lighting all around the property which is also enclosed with deer proof fencing. A path from the courtyard leads past a colourful and well stocked plant and shrub border and French doors from the family room open to a paved terrace area. Beyond, are extensive garden areas interspersed with many mature and recently planted ornamental trees and incorporating a pond with central island encouraging water loving plants. The grounds open to the outbuildings formerly used as stables, beside this is the vegetable garden and an orchard area with apple, pear and cherry trees. The gardens lead into an extensive and unspoiled area of natural woodland including two further wildlife ponds with islands and a stream, attracting a plethora of flora and fauna, including animals gracing the garden areas.

Studio/Office/Workshops
The excellent outbuildings that could be utilised as a studio or workshops, making it ideal for commercial use with its night storage heaters and a water connection offering windows to front and rear aspects with its three phase IP67 electrics upgrade.

Carport
Within the entrance area there is a twin double carport offering light and power, currently used as a large store area.

Stables
Within the grounds there are large store buildings previously used as stables with large greenhouse attached and water treatment filtration equipment servicing the borehole for the water feed, offering light and power.

Property Information
The property uses its own borehole for water feed with an optional maintenance charge of approx. hundred pounds a year for filters and pressure maintenance.
The property uses mains electrics and oil fired heating.

Mobile coverage (based on calls indoors)
Strong O2 and THREE, coverage.
Average EE and Vodafone coverage.

Broadband (estimated speeds)
Standard 16 mbps
It is advised that airband is the best source of internet or Starlink for super fast.
Satellite TV Availability with BT.
2012 - electrical re-wiring of house including three phase supply to outbuilding
2012 - new borehole servicing private water supply and replacement pipework throughout
2012- new oil fired boiler installed with replacement pipework and radiators
2014 - 3 new wood burners installed with new chimney liners and chimney pots
2013 - new kitchen and utility installed
2013 - 3 new bathrooms installed

RIGHT OF WAY ACCESS
Neighbouring right of way - there is an alternate access to the property from the public highway, across neighbouring land, to a gate near to the old stables.

What3Words
Find the property accurately using What3Words app ///masterpiece.kindness.coveted
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.

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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.

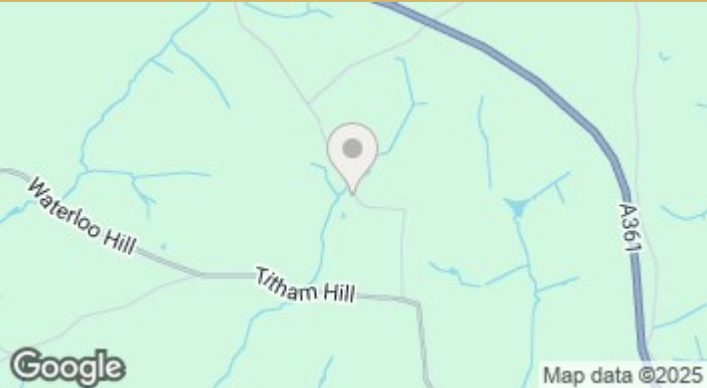
We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

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					
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
365 sq m / 3925 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.