



# Worthy Moor House

Rackenford, Tiverton, EX16 8EF

What3words

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STUNNING FAMILY HOME set within 5.5 acres of tranquil land further offers a large outbuilding upgraded for commercial use if needed, situated within a short drive of the North Devon Link road A361.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Stunning Four Double Bedroom Detached Family Home
- Large 5.5 Acre Level Plot with Stable block with the added benefit of waterproof electrics.
- Upgraded Outbuildings perfect for studio/office/ a variety of business uses or further accommodation
- Wonderful quiet location with easy access to A361 North Devon Link Road
- Double Carport with large gated parking area for numerous vehicles
- Spacious Lounge & Separate Dining Room with views of garden areas
- Bespoke Kitchen/Breakfast Room & large Utility Room
- Family Room with views of the grounds
- Boot Room and Cloakroom
- Bedroom One with luxury En Suite Bathroom/Shower Room
- Bedroom Two with En Suite Shower Room



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.

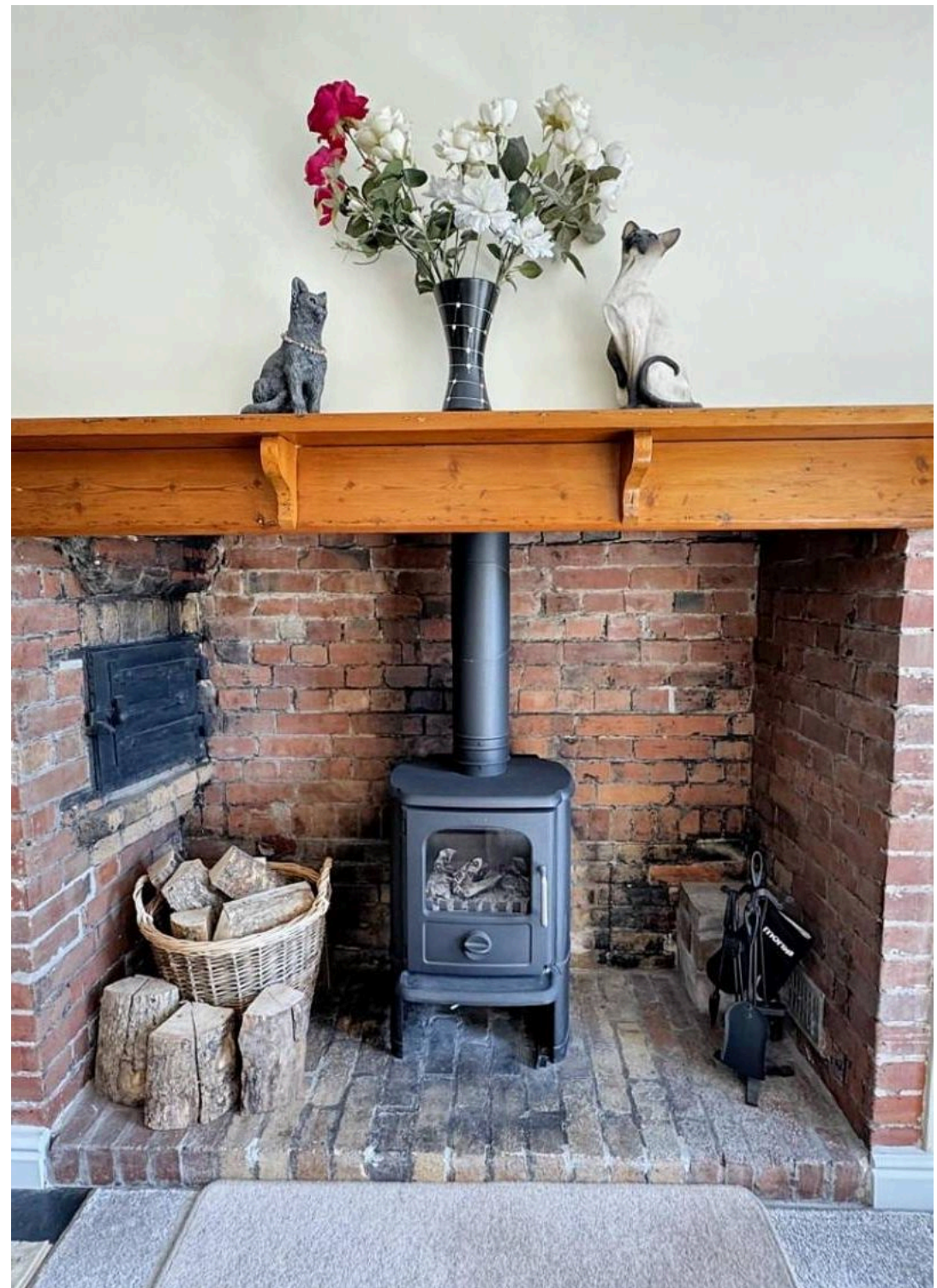
As you approach the property, you are greeted by a welcoming entrance hall that leads to a spacious dining room featuring a charming cast iron log burner. The upgraded kitchen/breakfast room boasts elegant oak units and granite worktops, seamlessly connecting to a utility room. The inviting sitting room, 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.

Find the property accurately using What3Words app  
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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.



Please note.

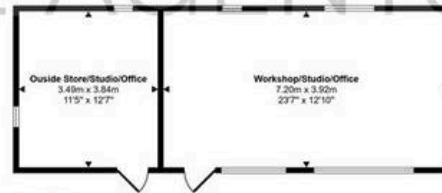
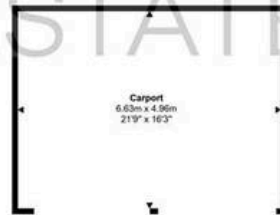
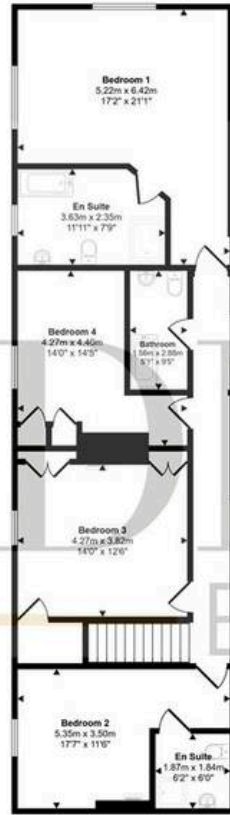
- The property uses its own borehole for water feed with an optional maintenance charge of approx. hundred pounds a year for filters and pressure maintenance. The property uses mains electrics and oil fired heating.
- Mobile coverage (based on calls indoors) Strong O2 and THREE, coverage. Average EE 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.

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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. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Drafty 360.

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# Diamond Estate Agents

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