



The Sidings

The Sidings

, East Anstey, Tiverton, EX16 9JP

Dulverton 5 miles; South Molton 9 miles; Tiverton/M5(J27) 19 miles.

A detached house converted from an attractive stone, former railway sidings set in grounds extending to 1.8 acres

- 3 Bedrooms
- Sitting room
- Large storage area as part of building
- Delightful gardens and grounds
- 1.8 acres in all
- Kitchen/Breakfast Room
- Superb large balcony
- Further potential
- Edge of village location
- Freehold. EPC Band E. Council Tax Band D.

Guide Price £595,000

SITUATION

The Sidings is one of three properties in a private lane within the quiet and peaceful village of East Anstey, which has a primary school and a village church. It is situated on the edge of the Exmoor National Park which offers endless opportunities for walking and riding. Nearby Dulverton is well known as The Gateway to Exmoor and offers a variety of shops, together with a post office, chemist, doctors, veterinary and dental surgeries, library and primary school and three churches. There are also good recreational facilities.

DESCRIPTION

The Sidings is an interesting spacious conversion of a former railway building which became redundant after the railway line closed in 1966. East Anstey station was opened in 1873 on the Great Western Railway Taunton to Barnstaple line. It was disguised as a Welsh station in a 1944 Ealing Studios film, "The Halfway House". Due to "Beeching Cuts" the station closed in 1966 to passengers and in 1963 for goods, with the station itself later becoming a house. The property offers adaptable accommodation with many of the original features still in place including the original sliding door, and a large garden which incorporates the former railway line.



ACCOMMODATION

Access is gained through the front door into the hallway. The double aspect kitchen/breakfast room is a lovely room with views down the garden and is well fitted with a range of units, breakfast bar, integral dishwasher, space for range style cooker and washing machine. The dining area will accommodate a large table and has glazed doors leading on to the decking area from which one can enjoy the views over the garden. The sitting room is a cosy room with fireplace inset with a wood burning stove.

Stairs lead from the kitchen/breakfast room to the first floor where there are two double bedrooms, a good sized single bedroom and the well appointed bathroom with modern fittings including a roll top bath.

OUTSIDE

Accessed via a shared drive, a five-bar gate opens onto the driveway, which runs past the house to a parking area. The balcony can be reached from here. The driveway continues around the garden to another parking area on the left.

The property sits on approximately 1.8 acres of gardens and grounds, split into two large lawned areas with mature flower beds, hedging, woodland area, and a mix of plants and shrubs. There are also stables and a greenhouse.

This drive continues and gives access to the neighbouring farm which is some distance from the property. The farm also has another separate access to this one.

THE SIDINGS

The house is only half of the original Sidings building, therefore there is a half that remains unconverted. This is large space and currently is used for storage and could be a workshop. There is also potential, this part also originally had permission to convert into accommodation.

SERVICES

Standard broadband available. Mobile signal likely outside with Three, EE, Vodafone and 02 (Ocom, 2025).

Mains electricity and water. Oil heating. Septic tank. Type and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.

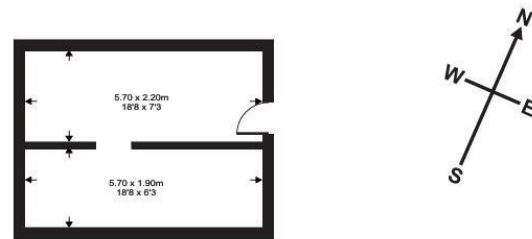
DIRECTIONS

From Junction 27 of the M5, take A361 towards Tiverton and South Molton. At the end of the dual carriageway and at the roundabout at Bolham take the A396 towards Bampton. After about five miles and at the Exeter Inn bear left, continuing on the A396 for two more miles and at the Black Cat bear left onto the B3227 towards South Molton. After four and a half miles at Woodburn Cross turn right, signed East Anstey. Follow the road for about one mile into the village of East Anstey and turn left into a private lane immediately before the stone bridge. The Sidings is the third property on the right hand side.

WHAT3WORDS

///rezoning.closets.racks

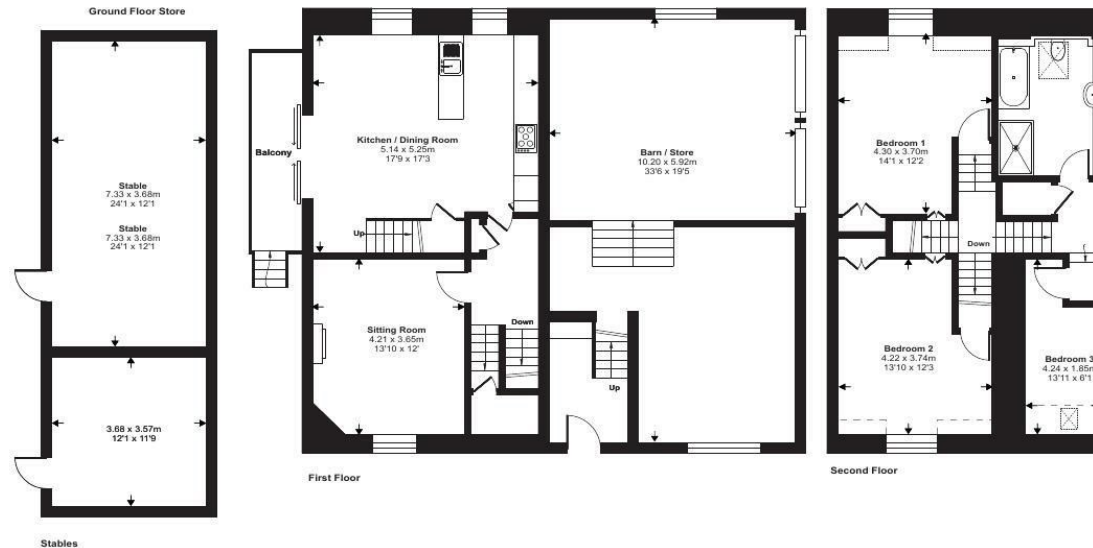




Denotes restricted head height

Approximate Area = 1233 sq ft / 114.5 sq m
 Limited Use Area(s) = 39 sq ft / 3.6 sq m
 Outbuildings = 1269 sq ft / 117.8 sq m
 Total = 2541 sq ft / 235.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1261407

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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