



Springfield



Witheridge 1.5 miles Tiverton 12 miles
South Molton 10.5 miles

An excellent opportunity to
acquire a versatile smallholding
with excellent equestrian facilities
and a good holding of land

- Versatile smallholding with good equestrian facilities
- 2/3 Bedroom bungalow with separate studio
- Good range of adaptable buildings
- Extensive stabling and storage
- All-weather arena and lunging ring
- Ring fenced land
- About 12 acres with further land (5.64 acres) available separately
- Freehold
- Council Tax Band D

Guide Price £725,000

Situation

Springfield is situated in the rural hamlet of Drayford, overlooking the beautiful Little Dart Valley with the nearest villages being West and East Worlinton which also has a primary school. The larger village of Witheridge is less than two miles and has post office/village stores, newsagents, hairdressers, public house, church, village hall, primary school, veterinary practice and modern medical centre. The market towns of Tiverton, South Molton and Crediton provide further facilities such as banking, further education and supermarkets. There is easy access to national roads and rail networks via the M5 motorway at Junction 27, where there is also an intercity railway service at Tiverton Parkway Station. Exeter and Taunton are also accessible, providing a comprehensive range of facilities including Exeter international airport.

Description

Springfield is a versatile equestrian/agricultural smallholding centred on a south-facing detached bungalow that offers 2/3 bedroom accommodation and a fine outlook across the valley. There is a good range of adaptable buildings with the property, mainly used for stabling and storage, together with an excellent all-weather area and lunging ring. There is a good holding of pasture land making the property ideal for equestrian use with a further 5.64 acres available by separate negotiation.

The Bungalow

The bungalow is believed to have been built in the 1960s of block construction under a tiled roof. A front door leads into the HALL with doors off to all the principal rooms. The LIVING ROOM and KITCHEN/DINING ROOM are open plan with the living room having a wood-burning stove. The kitchen is fitted with a modern range of units with space for a fridge and an oil-fired Rayburn. Both rooms have large windows with a very good outlook over the front garden. The current, double aspect SITTING ROOM has a wood-burning stove and was formerly a BEDROOM and could very easily revert if required. There are TWO FURTHER BEDROOMS with the MASTER BEDROOM having a built-in wardrobe and an EN-SUITE BATHROOM and the last BEDROOM has an EN-SUITE WET ROOM which is also accessible from the hall. There is a BOOT ROOM with door to the rear and a UTILITY ROOM fitted with a sink unit.

The Studio

Set to the side of the bungalow is a detached STUDIO, perfect for working from home and which also has planning permission for conversion to a one-bed holiday let.

The Gardens

There are enclosed mature gardens to the front with a pond and adjacent there is ample parking. To the rear is an enclosed 'dog proof' garden, mainly laid to lawn with mature trees and shrubs, greenhouse and a very useful covered veranda running along the back of the bungalow.

The Equestrian Facilities

Set to the rear of the bungalow is a useful range of adaptable buildings, currently utilised for equestrian use. There are THREE STABLE BLOCKS currently providing NINE STABLES and ancillary FEED/TACK ROOMS, a two bay open-fronted IMPLEMENT SHED with a LEAN-TO to the side, LUNGING RING and a 45m x 25m ALL-WEATHER AREA with a sand and rubber surface.

The Land

The land at Springfield comprises a ring fenced block of pasture land divided into six main enclosures by a combination of natural hedges and post and rail fencing. Concrete water troughs provide water. There is also a small starvation paddock.

In total the property extends to about 12.17 ACRES.

An adjoining 5.64 ACRE paddock is available by separate negotiation.

Services

Mains water and electricity, private drainage system (mini treatment plant, shared with Yeomans Cottage). Solar PV array. Night storage heating. Two wood burning stoves. Mobile - limited inside from O2 and Vodafone, likely from Three, O2 and Vodafone outside (Ofcom). Broadband - Standard and superfast available (Ofcom).

Viewing

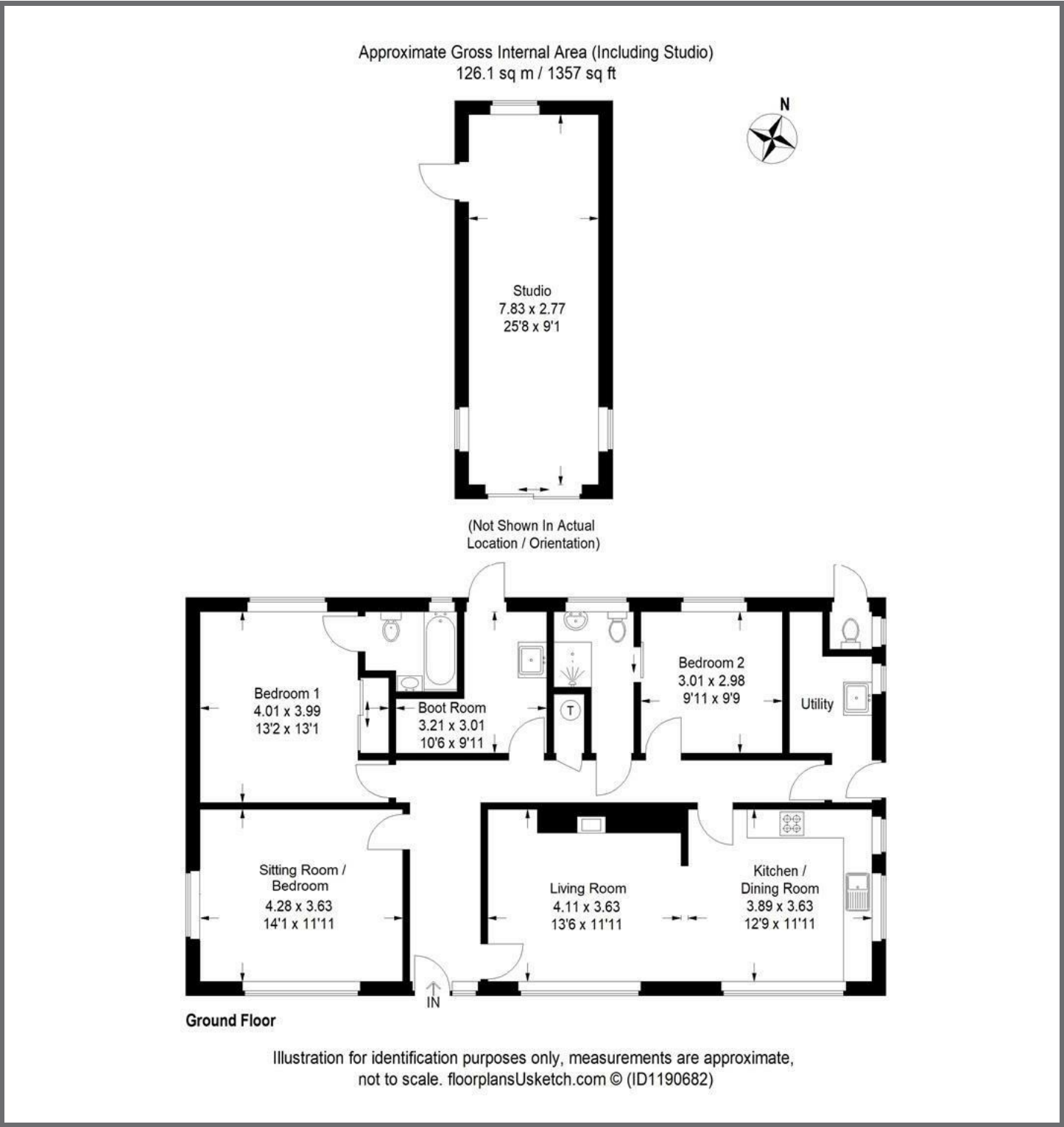
Strictly by confirmed prior appointment through the sole-selling agents, Stags on 01769 572263.

Directions

From South Molton, leave via New Road on the B3137 signed to Witheridge. Stay on this road and drive through the villages of Alswear and Meshaw. Soon after Meshaw turn right at Gidley Cross (the first four cross way junction after Meshaw). Follow this road for a short distance and then turn left at Burrow Cross signed to Worlinton/Drayford. Stay on this road for approximately 2.5 miles and drop down the hill into Drayford. Once in the village, turn left before the bridge at Drayford Cross. Continue for a short distance and the entrance to Springfield will be found on the left.

What3words Ref: anchovies.skis.swaps





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C		67	
(55-68) D			
(49-54) E			
(41-48) F			
(35-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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