Guide Price £450,000

seddons

Fairfield Fore Street, Witheridge, Tiverton, EX16 8AH

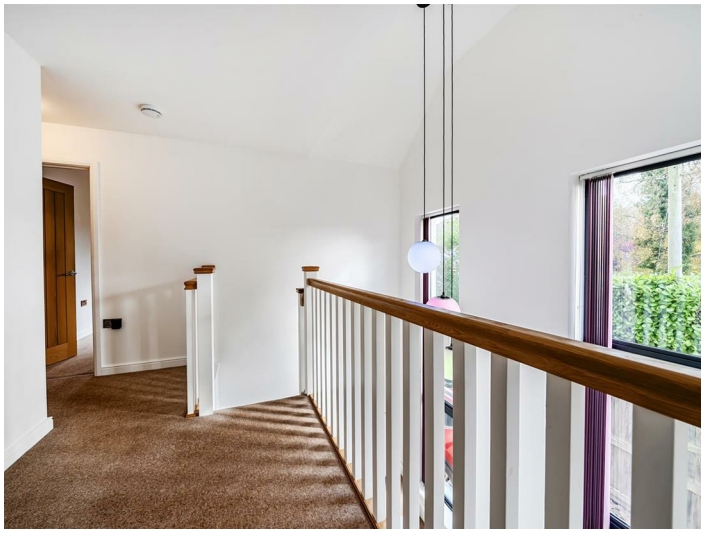
- **Individually Built Detached Home**
- **Private, Tucked-Away Village Position**
- **5 Year Structural warranty**
- **Air Source Underfloor Heating**
- **Four Bedrooms, Three Doubles**
- **Impressive Triple-Aspect Living Room**
- **Striking Gallery-Style Staircase**
- **Walled Garden, Garage & Parking**

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

Fairfield Fore Street, Tiverton EX16 8AH

An impressive, individually built four-bedroom detached home, tucked away in a private position in the heart of Witheridge. Offering exceptionally spacious, light-filled accommodation, a striking gallery-style staircase, underfloor heating throughout and a beautiful stone-walled garden, with generous parking and a garage.



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Council Tax Band: D

Tucked away in a private position within the popular village of Witheridge, this individually built four-bedroom detached home offers generous accommodation, striking architectural features and a beautifully enclosed stone-walled garden.

The property has been thoughtfully designed to create a wonderful sense of space and natural light, with modern construction, high levels of insulation and underfloor heating throughout, supplied by an air source heat pump.

An entrance porch leads into the impressive main living room, a particularly spacious, triple-aspect room with wood-effect flooring and wide glazed doors opening directly onto the rear garden.

There is ample space for both sitting and dining furniture, while a broad open archway connects the room to the equally generous kitchen.

The fitted kitchen includes a double oven, hob and extractor, with plenty of room for an informal dining area or comfortable snug.

Dual-aspect windows and a separate garden door add to the light and practical layout.

A spacious ground-floor cloakroom completes the accommodation on this level.

One of the property's most distinctive features is the beautifully designed staircase, rising alongside two impressive full-height windows that flood the entrance and first-floor landing with natural light.

The staircase opens onto a gallery-style landing, leading to four bedrooms, including three doubles, one with an en-suite shower room, together with a family bathroom.

Outside, a substantial paved driveway provides parking for several vehicles and access to the garage.

The enclosed rear garden is mainly laid to lawn, with patio areas and attractive natural stone boundary walls creating a particularly private setting.

Witheridge offers a welcoming village community, local shops, public houses, places to eat and a doctors' surgery, while Tiverton and South Molton provide a wider range of facilities within easy driving distance.

Utilities
Mains electric, water, and drainage. Underfloor heating on on the ground, and first floor, provided by an air source heat pump.

Tenure
Freehold

Warranty
5 Years structural warranty remaining.

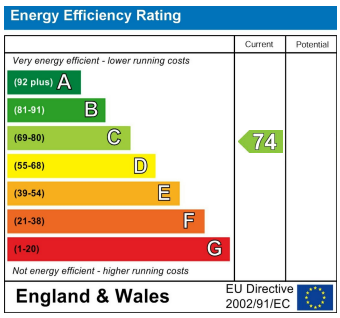
Directions

What3words - given.blesses.texts

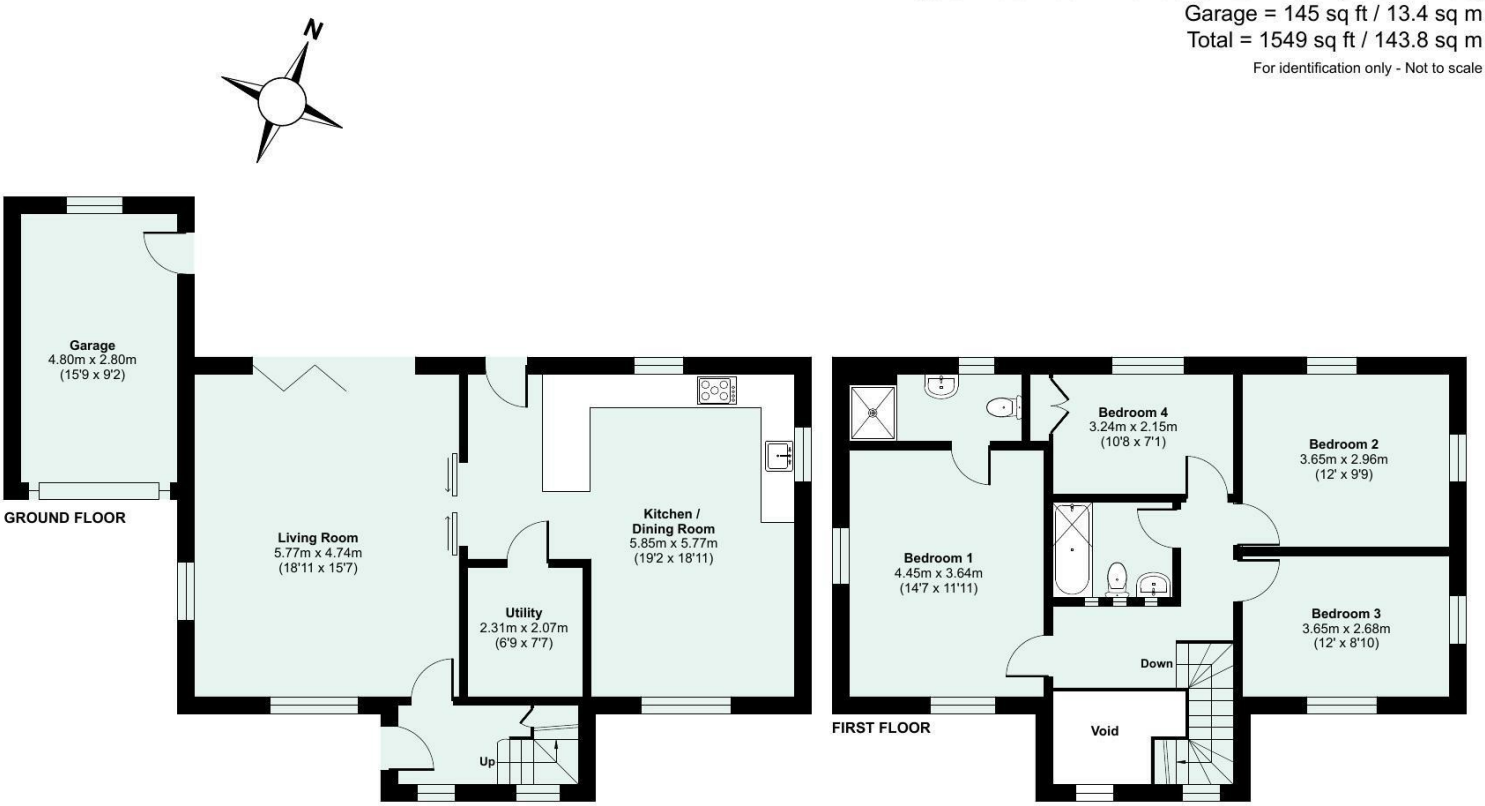
Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating: C



Approximate Area = 1404 sq ft / 130.4 sq m (excludes void)
Garage = 145 sq ft / 13.4 sq m
Total = 1549 sq ft / 143.8 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 2026. Produced for Seddon Estate Agents LLP. REF: 1535910

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