



Lake Farm Cottage Willand Road, Halberton, Tiverton, Devon, EX16

Asking Price £795,000

- Paddock of approx. 1.5 acres
- Beautifully presented
- Separate sitting room
- 4 bedrooms
- Pretty gardens
- Lovely open country views
- Large living room
- Kitchen dining room and utility
- 3 bathrooms
- Plenty of parking

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Lake Farm Cottage Willand Road, Tiverton EX16

A beautifully presented 4 bedroom bungalow with approximately 1.5 acres of level paddock; all with fabulous views over open countryside.



Council Tax Band: D



You don't need to be high up to enjoy a lovely country view, and you don't need to be miles out of town to have a paddock.

This is simply a fabulous property! The hard work that the sellers have invested in this property is very clear both inside and outside.

The front door takes you in to the entrance hall, to one side is the large utility room, and directly ahead is a double bedroom with a dressing area and an en-suite shower room. This is a very useful space for guests or perhaps older children who you don't want to be disturbing the rest of the household when they return late from a night out! From the entrance hall, another door leads into the kitchen.

As soon as you open the kitchen door, the light and space entice you in, with a high vaulted ceiling and a view through the French doors to the garden and paddock beyond, you certainly won't be feeling claustrophobic in here. The kitchen has been very well fitted with large drawers and plenty of cupboard space. The tiled floor compliments the quartz work surfaces and with double built ovens and a large induction hob above, this is a kitchen that a cook dreams of.

An open door way leads through to the living room, with its oak flooring and wood burning stove make for a cosy retreat; but I wasn't quite prepared for the stunning oak framed garden room, three sides of which are glazed with an outlook across the garden and paddock and a view that just seems to go on and on! Another wood burning stove to one corner will also keep you nice and warm, creating a very useable space. This really is a stunning room.

Beyond the living space, is a further reception room, which makes a perfect second sitting room, snug or home study.

Along the inner hallway, you will find the main bedroom with a lovely en-suite shower room, a second double bedroom, a third bedroom, which is currently used as an office, and the family bathroom

which is also very nicely finished. As previously mentioned, an additional bedroom suite is found at the other end of the bungalow, just off the entrance porch which offers a dressing area and a very nice en-suite shower room. This would make a perfect guest suite.

The property is very easily accessed, just 3 miles from Junction 27 of the M5, with its associated mainline railway station. The property has two driveways, the principle one being shared with Lake Farm, which is a large house, rather than a working farm. A gate opens from the shared drive to the private drive which offers plenty of parking. A large pond lies to your left surrounded by a mix of palms and tree ferns. Beyond this, you will see the secondary gated access.

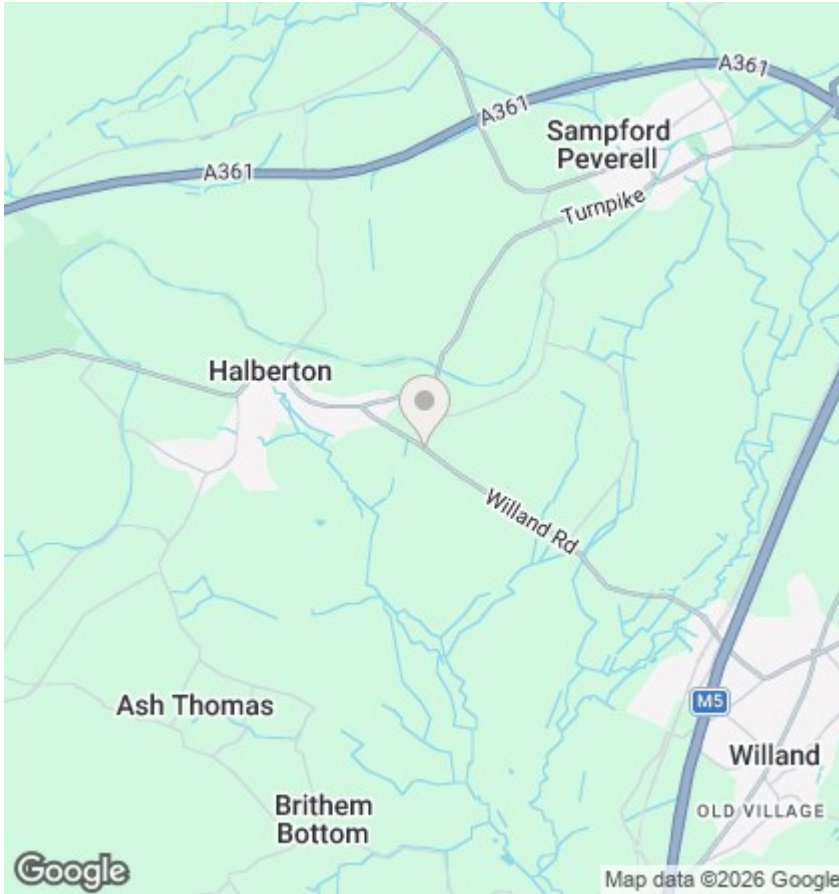
Directly adjacent to the bungalow are the 'formal' gardens, comprising a patio and a low maintenance lawn. The grounds are level and the paddock amounts to approximately 1.5 acres. Whilst this is a level plot, the views are surprisingly good and far reaching. To the side of the paddock are numerous timber outbuildings.

There are local amenities in the village, including a good little primary school, an excellent farm shop, a church, a village hall and a pub. Tiverton is just 4 miles away, a thriving market town where a good shopping centre, an excellent range of educational and recreational facilities are found. There is also a very good 18 hole golf course found on this side of Tiverton.

Tenure:
Freehold

Services:
Mains electricity and water. Private drainage and an oil fired boiler serving hot water and central heating.

Council Tax:
Band D



Directions

From Tiverton, follow the Halberton signs out of the town through the Blundell's School campus. Proceed through Halberton and at the far end, at The Hickory Smoke House (pub), turn right signed Willand. Continue along this road and you will see the drive on the right signed as Lake Farm. Turn in here, and the property will be seen on your left.

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

