



Two Moors Way House and Cottages, Witheridge, Tiverton, EX16 8NZ

Guide Price £1,225,000

Two Moors Way House and Cottages

Witheridge, Tiverton

- Exceptional country home with two cottages
- Approximately 3.9 acres
- Main house over 4,000 sqft including garage
- Two fully independent one-bedroom homes
- Ideal for multi-generational living
- Established holiday letting income
- Separate titles, gardens & parking
- EPC A main house
- Outstanding eco credentials
- Walking distance to Witheridge village

Some homes offer space. Others offer opportunity. Two Moors Way House delivers both. Built by the current owners as their forever family home, this exceptional contemporary property is offered together with two beautifully converted detached cottages, creating a unique country estate extending to approximately 3.9 acres. Less than a mile from the thriving village of Witheridge, it combines outstanding architecture, exceptional energy efficiency and remarkable flexibility in one of Mid Devon's most accessible rural locations.

The main house has been designed around modern family living, with over 4,000 sqft including the oversized double garage. A breathtaking double-height entrance hall leads to magnificent open-plan living spaces centred around a stunning kitchen, dining and family room with vaulted ceilings, bi-fold doors and bespoke cabinetry. Alongside are a





comfortable sitting room with woodburner, cinema or games room, generous study and one of the largest utility rooms you'll find, complete with its own island, extensive storage and a first-floor laundry chute. Whilst there are four generous double bedrooms upstairs, including a luxurious principal suite with dressing room and ensuite, the flexibility of the ground floor means the house can easily evolve with family life, whether that's additional bedrooms, a gym, yoga studio, hobby rooms or further reception space. Every detail reflects the fact that this was built as a home rather than a development, with quality and practicality taking priority over compromise.

What makes this property truly exceptional, however, is what sits alongside it. The Old Hayloft and The Old Tractor Shed are not simply holiday cottages; they are two beautifully finished, fully independent residential homes. Each enjoys its own title, separate services, private parking, generous gardens and hot tub, making them equally suited to multi-generational living, long-term letting, guest accommodation or continued holiday use. Currently operating as a successful holiday business, they provide an established income stream whilst retaining complete flexibility for future owners. It's a combination that's becoming increasingly difficult to find: the ability to bring family together whilst maintaining independence, or to generate an income without sacrificing privacy.



Outside, the estate offers approximately 3.9 acres including landscaped areas around the house, generous terraces for entertaining, pasture paddocks, streamside land and young woodland planting. Planning permission also exists for an agricultural storage building, providing further flexibility for those wishing to make greater use of the land. The main house benefits from an EPC A rating with air source heating, underfloor heating throughout and a

substantial solar PV array designed so battery storage could be incorporated in the future if desired. Whether you're looking for an extraordinary family home, a multi-generational lifestyle, a home with income or simply a property unlike anything else currently available, Two Moors Way House offers a rare opportunity to enjoy all of those things in one remarkable package.

Notes: More details on the cottages can be found here - <https://twomoorswaycottages.co.uk/>

The main house is available to buy without the cottages – see separate listing.

Please see the floorplan for room sizes.

Current Council Tax: Band G – Mid Devon

Utilities: Mains electric, water, telephone & broadband plus 10 kW Solar PV's

Broadband within this postcode: Superfast Enabled

Drainage: Private drainage (treatment plant shared with neighbours)

Heating: Air-source heat pump to full underfloor heating. Woodburner.

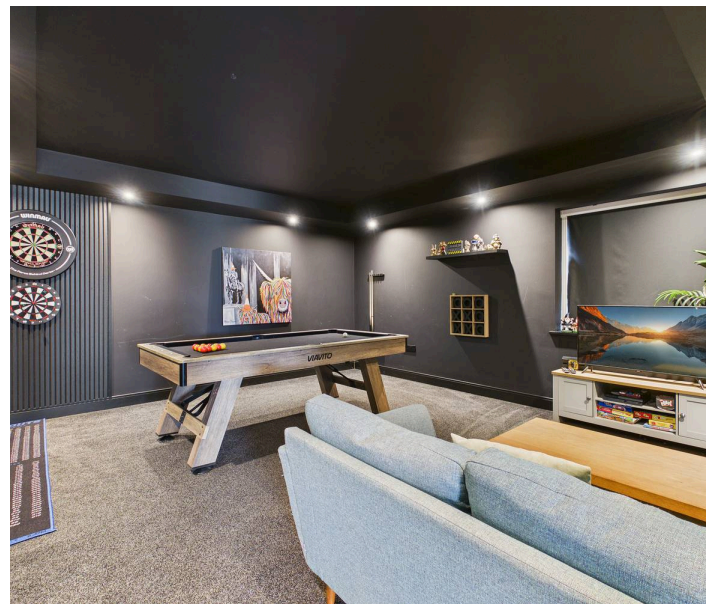
Construction: Standard

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.







Floor 0



Floor 1

Approximate total area⁽¹⁾
376.8 m²
Reduced headroom
2.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Digital Photo Enhancement/Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Private Drainage:

We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

Heating Type (Non-Mains):

We're informed by the seller that the property is heated via ASHP. Buyers should confirm servicing arrangements and running costs.



Rights of Way:

We're informed by the seller that the property benefits from a right of way over the initial part of the drive. Buyers are advised to confirm details and legal status with their conveyancer.

WITHERIDGE is nestled among the beautiful North Devon countryside, almost equidistant between the national parks of Dartmoor and Exmoor. The village has earned the accolade '*the Gateway to the Two Moors Way*' as it occupies a stage of the epic hiker's trail. Beloved by its residents, Witheridge offers something for everyone. It's newly refurbished village hall hosts an incredible array of activities and events and is home to many of the village's interest groups covering everything from a toddler's playgroup to gardening and film clubs. The 16th century Church of St John the Baptist dominates the village, and its affiliated Church of England primary school is OFSTED good. There are a couple of local shops for those everyday essentials as well as a nearby farm shop selling local produce and gifts. A regular bus service makes car-free travel viable and access to a good road network brings some of the counties larger towns within easy reach Crediton (11 miles), Exeter (19 miles), and Tiverton (10 miles).

DIRECTIONS : Use EX16 8NZ or the what3words is
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