

8 Fore Street, Tiverton, Devon, EX16 6LH



## Rocknell House Westleigh, Tiverton, Devon, EX16 7ES

Asking Price £695,000

- No Onward Chain
- 4 bedrooms and 2 bathrooms
- Approx. gross internal area: 2812 sq ft / 261.2 sq m (excludes carport)
- Delightful outlook over adjoining countryside
- Excellent communications
- 3 reception rooms (including a large reception hall)
- Kitchen/breakfast room
- Private grounds approx. 0.6 acres
- Cosmetic improvement now required

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# Rocknell House , Tiverton EX16 7ES

A characterful stone barn conversion with manor-house styling and a timeless appeal, converted in the mid 1980s from a cattle barn, now offering spacious accommodation, significant extension potential, private grounds of just over ½ acre and an idyllic rural outlook over adjoining fields.



Council Tax Band: G



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Rocknell House is a rare and enchanting detached property that was originally a cattle barn serving the neighbouring Rocknell Manor Farm. Sympathetically converted in the mid-1980s by a respected local builder using many reclaimed materials, it captures the grandeur and character of a small manor house - with stone elevations, generous room proportions, exposed beams, and a wealth of period-style features. The authentic charm often surprises visitors, who are amazed to discover its relatively modern amenities offering the practical benefits of 1980s construction standards blended with timeless appeal including the impressive 1800's reclaimed Bretagne Staircase.

In the same family since 1985, the property offers clear scope for updating after long term occupation by the elderly owner. A cosmetic refresh would allow the next owners to shape it to their needs, and its solid, well built construction gives a reassuring base for any improvements. Routine maintenance items are currently being addressed by the family.

The accommodation is impressively spacious and versatile; a welcoming porch opens into a striking reception hall, where a graceful turning staircase forms an immediate focal point and sets the tone for the rest of the house. The hall is very useable as a reception room, with a Bath stone fireplace and inset 'Woodwarm' wood burning stove. From here, doors lead to a separate reception room, ideal for cosy evenings, and to the other side of the hall, an expansive dual aspect living room with exposed beams, a feature fireplace with a large 'Woodwarm' wood burning stove, timber flooring, and an impressive sense of volume.

The generous kitchen/breakfast room offers traditional units, space for a range cooker or Aga, and direct access to the rear patio and garden. A ground floor WC completes the layout. There is also access from here into the triple lincay - a great space as it is but would also be perfect for converting into an impressive kitchen.

The turning staircase rises to a spacious landing

leading to four well-proportioned bedrooms. The principal bedroom enjoys lovely views and offers a large ensuite bathroom. Three further double bedrooms are served by a family bathroom. Many rooms retain attractive features including arched windows, beams and character detailing.

Set within private grounds of just over half an acre, Rocknell House enjoys a peaceful semirural position with views over adjoining fields - offering a true country feel without isolation. The gardens are mainly laid to lawn, small vegetable garden and copse of mature trees, the property also includes a tranquil free flowing stream. The boundaries have established stone walling, planting and hedging for privacy. A charming rear patio, framed by stone walls and pillars, provides an ideal spot for outdoor dining and offers excellent potential for an oak framed conservatory linking the sitting room, kitchen, and garden.

Services:

Mains electricity and water. Private drainage. The central heating was formerly served by an oil fired boiler, which has now been linked to the woodburning stove in the kitchen.

Tenure:

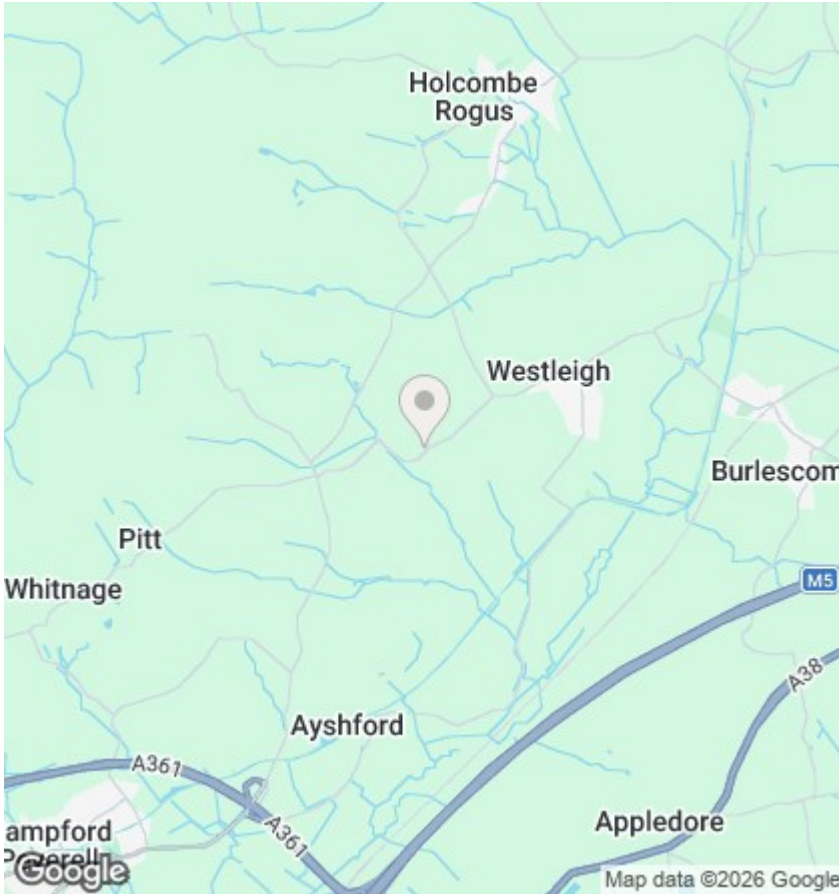
Freehold

Council Tax:

Band G

Local Authority:

Mid-Devon District Council



## Directions

From Sampford Peverell, head east, crossing the dual carriageway and continuing straight across at the roundabout. After 1.2 miles, turn right, signed for Westleigh. Continue for just under another half a mile and Rocknell House will be seen on the right.

## Viewings

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

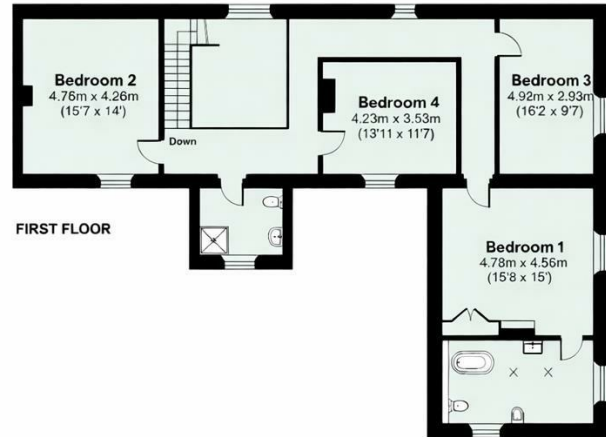
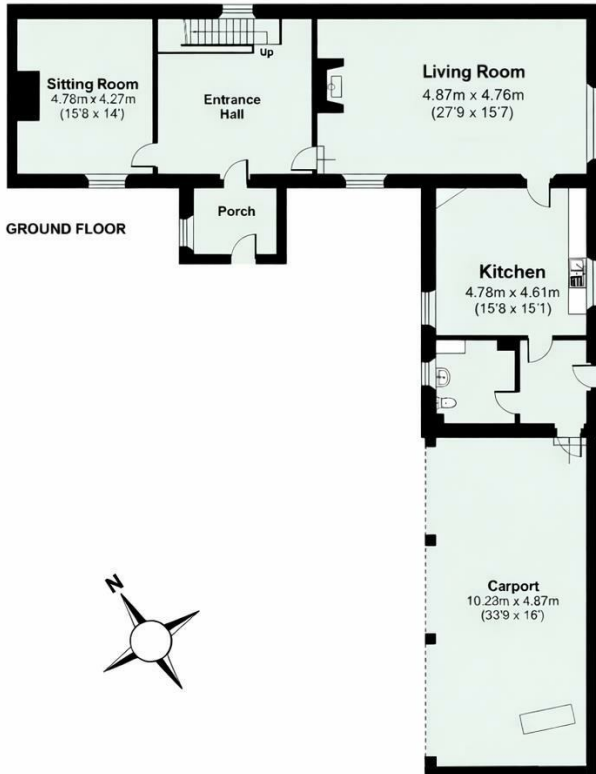
## EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E			
(21-38) F		24	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 2812 sq ft / 261.2 sq m (excludes carport)

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: 1415425



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