

Guide Price £510,000



Springfield Lodge Seven Crosses Road, Tiverton, Devon, EX16 5BD

- Charming detached historic Lodge House
- Walking distance to the town centre
- Character features
- Kitchen breakfast room
- 3 double bedrooms
- Secluded National Trust style gardens
- Country walks nearby
- Sitting Room and Dining Room
- Utility and Cloakroom
- Plenty of parking

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

Springfield Lodge Seven Crosses Road, Devon

Springfield Lodge is a detached historic lodge featuring beautiful National Trust-style gardens, situated within comfortable walking distance of the town centre while remaining peacefully tucked away. Truly an oasis!



3



1



2



E

Council Tax Band: E



Springfield Lodge is a detached historic gatehouse that formerly served Newplace - a distinguished Grade II listed 18th-century residence on the edge of Tiverton with roots tracing back centuries. Ideally positioned within comfortable walking distance of the town centre, the property remains exceptionally tucked away, offering complete seclusion from the pace of modern life.

The property has been exceptionally well-maintained and updated by the current vendors, who have done a magnificent job of retaining and replicating the original charm and character of the time in which it was built.

A charming recessed porch provides access to the traditional entrance lobby with stairs leading to the first floor, and we suspect, the original tiled floor. Situated to one side of the stairwell, the tranquil and cosy sitting room is perfect for an evening retreat - just perfect for keeping cosy in front of the fire on those wintery days. The larger of the living spaces was once two rooms, the current owners having opened this through into a light and airy living space, which at one end serves as a dining room situated next to the kitchen, and at a relaxing space at the other end provides a great spot for sitting down with a good book. The kitchen was no doubt added to the property some years ago, and offers plenty of working space and storage, room for a breakfast table, and complemented by an adjoining utility area, a rear porch, and a cloakroom.

A turning staircase leads up to the attractive first-floor landing, which opens to three well-proportioned double bedrooms. These rooms are all served by a family bathroom featuring a luxurious roll-top bath and a separate standalone shower cubicle.

Directions

What3Words [///silk.vivid.warm](https://w3w.co/silk.vivid.warm)
<https://w3w.co/silk.vivid.warm>

Viewings

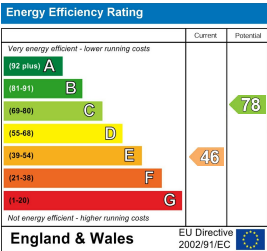
Viewings by arrangement only. Call 01884 253500 to make an appointment.

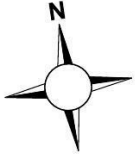
The exterior features a striking red brick facade adorned with decorative gables and a private driveway approach. Offering ample parking, the property includes a carport, additional parking spaces, and generous room for visitors right outside.

The gardens truly are an oasis! I can only liken these to a miniature version of National Trust gardens with well-trained plants and shrubs that have clearly been invested in by the owners, who have created a beautiful mix of shaded, sheltered areas, seating, as well as fruit and vegetables. Featuring an exquisitely trained espalier pear tree against the back wall, an extended arbour passageway flanked by low-lying evergreen hedging, a rich mix of flowering plants, shrubs, and topiary, and a tranquil water feature providing a peaceful background sound. There are also some useful brick-built potting sheds, and a couple of greenhouses which will remain.

For those who appreciate the outdoors, magnificent country walks are readily accessible right on the doorstep. Just over the hill lies Little Silver, a hidden valley featuring tranquil woodland that stretches up toward Buzzards—a protected haven renowned for sightings of otters, diverse wildlife, and seasonal displays of bluebells. Complementing this rural seclusion, the historic market town of Tiverton provides a vibrant array of local clubs, comprehensive shopping facilities, essential social amenities, and well-regarded schooling.

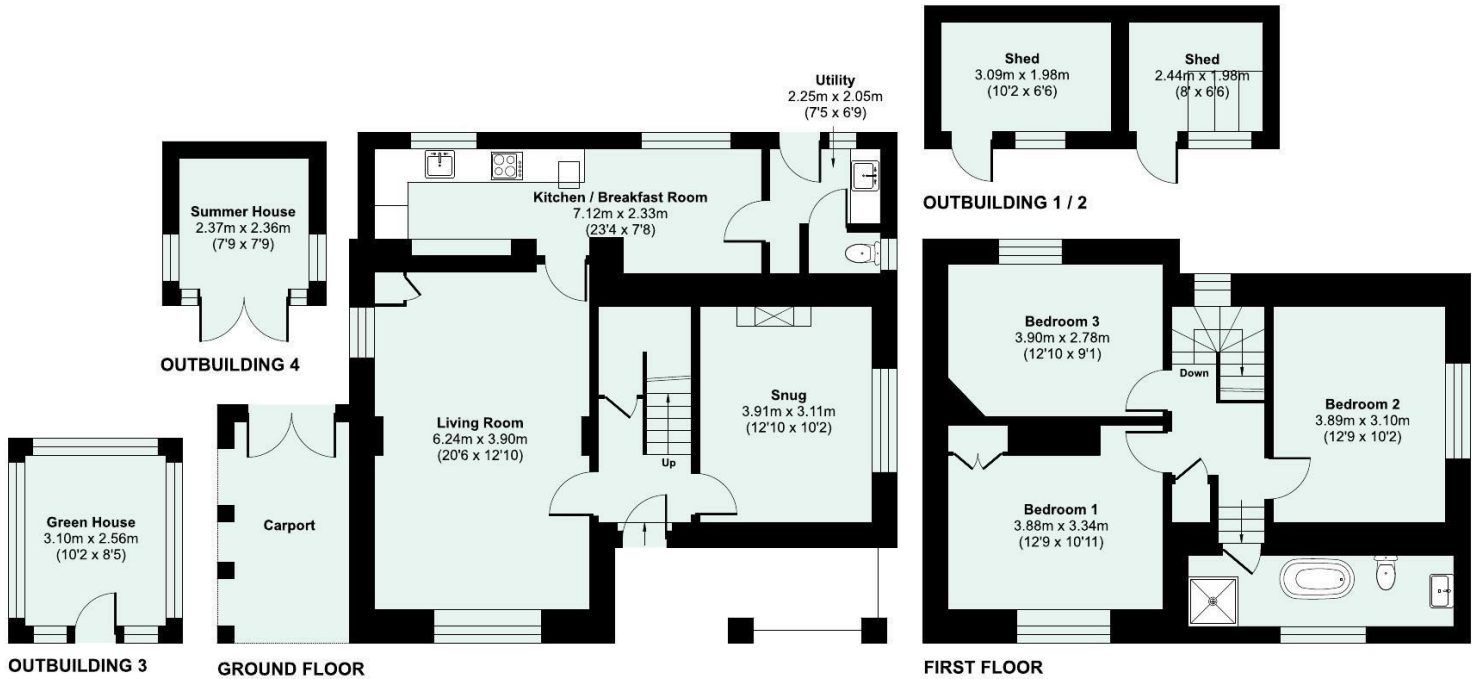
EPC Rating:





Approximate Area = 1307 sq ft / 121.4 sq m (exclude carport)
 Outbuilding = 262 sq ft / 24.3 sq m
 Total = 1569 sq ft / 145.7 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: 1509780



seddons.com

Seddons is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddons Lettings Ltd (Company Number: 10248978). Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH. Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.

