



**Morgans Bradley , Tiverton, EX16 8BJ**  
**Guide Price £1,650,000**

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***Morgans Bradley is a peacefully secluded family residence extending to almost 3,100 sq ft of sensitively modernised accommodation. Set within approximately 30 acres, the estate combines period character with contemporary comforts and delivers an exceptional sense of space, privacy and rural tranquillity.***

***The property benefits from ultrafast fibre broadband and substantial outbuildings with significant development potential (STPP), offering rare scope for additional accommodation, ancillary uses or income generation. This is a truly outstanding home that must be seen to be fully appreciated.***



## Morgans Bradley - Internal

Stepping through the front door, you are immediately welcomed into the heart of the home: a beautifully designed kitchen and breakfast room created with both family life and entertaining in mind. This impressive space offers an extensive array of wall and base units, a large central island with breakfast bar, an Aga, and a suite of modern integrated appliances.

To the right of the kitchen lies a second family room, centred around a striking fireplace with woodburner. To the left, the dining room leads seamlessly into the stunning sitting room, where a feature fireplace and double-sided woodburner create a warm, inviting atmosphere—an ideal setting for relaxed evenings. Both the dining room and sitting room open directly onto the terrace through French doors, allowing for effortless indoor–outdoor living and easy access to the gardens and entertaining areas.

At the rear of the property, a WC, cloakroom/fully fitted boot room, and a utility room with Belfast sink and pantry provide excellent practical space and thoughtful everyday functionality.

Upstairs, the accommodation unfolds across two distinct wings, each accessed via its own impressive stone staircase, giving the first floor a wonderfully individual layout. One wing is dedicated to the dual-aspect principal bedroom, complete with en suite and dressing room, alongside a second bedroom with built-in wardrobe and its own en suite. Between them sits a skylit study, equally suited to use as additional storage or a further dressing room.

The opposite wing offers three generous double bedrooms and a well-appointed family bathroom featuring a walk-in shower and separate bathtub.

## External - Garden & Land

Approached via a sweeping driveway with ample private parking and a double carport, the property occupies a generous plot with a formal garden laid predominantly to lawn. Framed by mature planting, the grounds offer a profound sense of seclusion and privacy, with multiple sheltered seating areas and a wraparound terrace that includes a covered side veranda and pergola—perfect for entertaining and al fresco dining.

A track from the driveway leads north-west to a steep cleave of gorse and bracken that falls into an unspoilt stretch of ancient woodland, where a small stream winds through the valley floor. To the east of the house lies a spring-fed lake, well stocked with coarse fish. The varied habitats across the estate attract abundant wildlife, creating a rich, tranquil environment that will particularly appeal to nature enthusiasts.

The property also benefits from existing planning permission for a four-bay carport with storage, with the base already in place.

## Outbuildings

A detached two-storey outbuilding offers significant scope for enhancement and conversion, subject to planning permission. With its generous footprint and separate access, it presents an ideal opportunity for additional family accommodation, an annexe, a home office or studio, or a holiday let to generate income.

The estate includes a 59 ft open-fronted shed with hard-standing, complemented by tree-lined paddocks currently used as a smallholding. These practical buildings and fenced grazing areas provide excellent space for storage, machinery, livestock, or equestrian use, and are laid out to support small-scale agricultural activity with ease.

## Council Tax, Tenure & Services

Council Tax Band - G

Freehold

Oil Central Heating

Ofcom Mobile Signal - O2 - Limited, EE, Three & Vodafone - Likely

Ofcom Broadband Speeds -Ultrafast 1800 Mbps (Download)

## Templeton

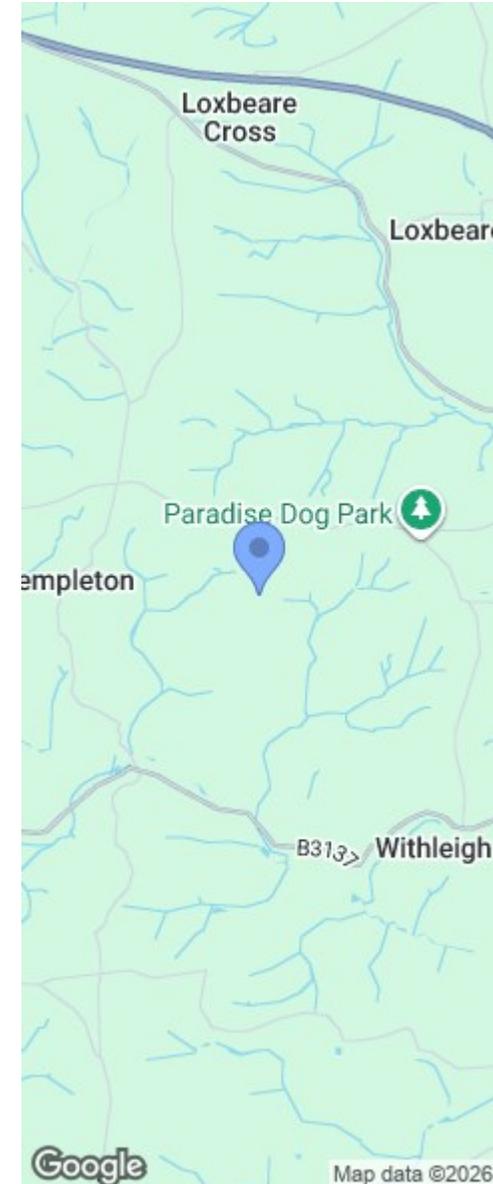
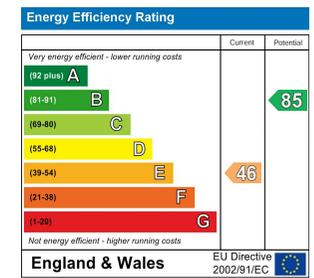
Templeton is a hamlet, parish and former manor in Devon, England, situated 4 miles west of Tiverton with easy access to Tiverton Parkway train station which is 20 minutes drive located at Junction 27 of the M5.

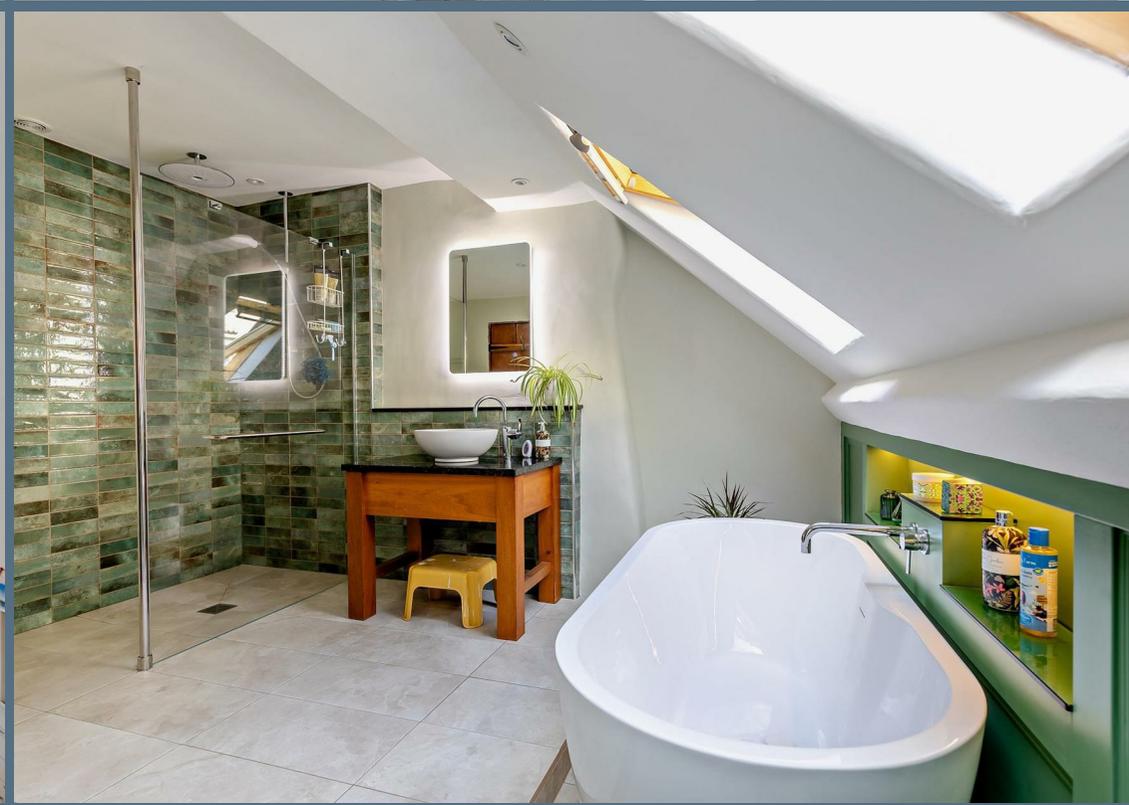
## Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

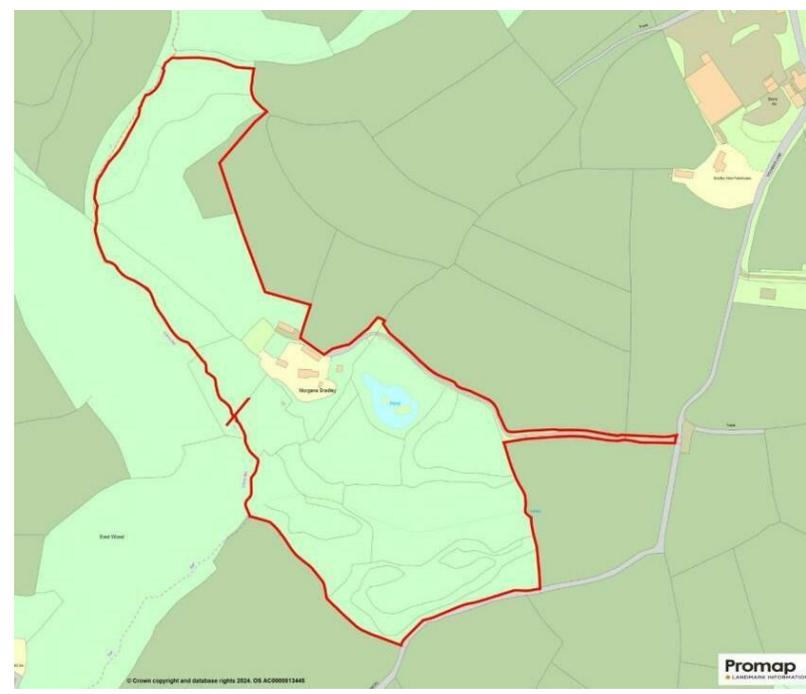
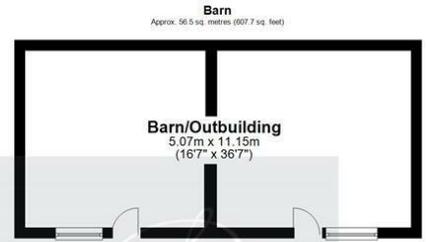
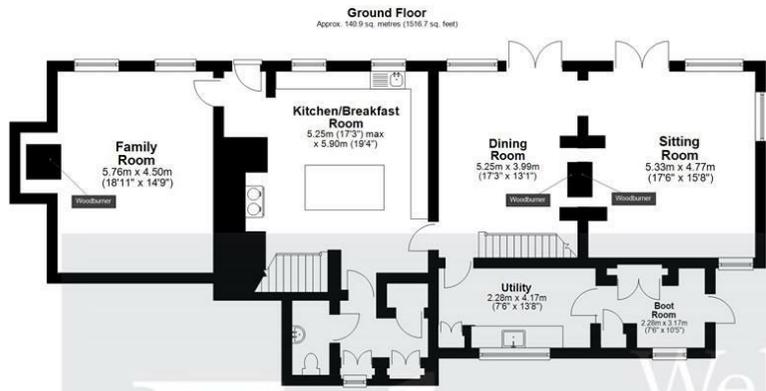
## Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

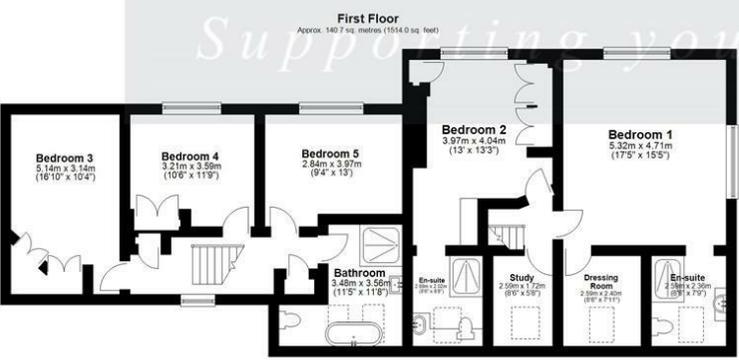








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Total area: approx. 425.3 sq. metres (4578.2 sq. feet)  
This plan is for guidance only and should be relied upon.  
Measurements are approximate.  
Plan produced using Planific.



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