



Higher Lurley House







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Lurley, Tiverton, , EX16 9QT

Tiverton 2.5 miles | M5 J27/ Tiverton Parkway Station 10 miles | Exeter 16 miles

A spacious country house with generous outbuildings, set in an attractive rural position with views over unspoilt countryside just 2.5 miles from Tiverton.

- Large Detached Period House
- Five Bedrooms. Two Bathrooms
- Sitting Room with Fireplace
- Gardens Adjoining Open Fields
- Council Tax Band E
- Requiring Improvement
- Large Kitchen/Dining Room
- Range of Useful Outbuildings
- No Onward Chain
- Freehold

Guide Price £499,500

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SITUATION

Higher Lurley House occupies a rural setting in the small hamlet of Lurley, amongst rolling Mid Devon countryside. The property enjoys convenient access to Tiverton approximately 2.5 miles, which offers an excellent range of day-to-day facilities including shops, schools, leisure centre and supermarkets.

The A361 North Devon Link Road provides easy access to Junction 27 of the M5 and Tiverton Parkway Railway Station, approximately 10 miles, with regular services to Exeter, Bristol and London Paddington.

The surrounding countryside offers excellent opportunities for walking, riding and mountain biking, while its central location allows great opportunities for access to Exmoor National Park, the North Devon coastline as well as Exeter and the South coast.

DESCRIPTION

Higher Lurley House presents a superb opportunity to acquire a large characterful period house and barns, set in a private rural position. The property offers spacious and flexible accommodation, together with a useful range of outbuildings which extend to just over 1,000 SqFt.

The house enjoys far-reaching views, generous gardens and ample scope for improvement or further development, subject to the necessary consents. Built of traditional materials, the property retains many period features, complemented by later additions.

ACCOMMODATION

The front entrance opens into a welcoming hallway leading through to the kitchen / dining room, a superb open-plan space, ideal for family life and entertaining. Adjacent lies the sitting room with an attractive fireplace and outlook over the gardens.

From the hall stairs rise to the first floor, which provides five bedrooms and a family bathroom, with the main bedroom having an en suite bathroom.





Throughout, the property offers bright and flexible accommodation, with potential for improvement and reconfiguration or the addition of further bathrooms as desired.

OUTSIDE

The property is approached via a private entrance leading to a graveled parking area, with a carport and access to a useful range of outbuildings. These buildings offer a variety of uses such as garaging, storage, workshop and may hold potential for conversion, in particular for an annex (subject to consents).

The gardens and grounds lie mainly to the rear and side of the house and provide a lovely backdrop with lawns and mature trees all backing onto open fields with views.

SERVICES

Mains electricity and water. Shared private drainage via Septic Tank. Oil Fired Central Heating.

Ofcom predicted broadband services – Standard & Ultrafast available.

Ofcom predicted mobile coverage for voice and data: Externally - EE, O2, Three and Vodafone.

Local Authority: Mid Devon District Council.

VIEWINGS

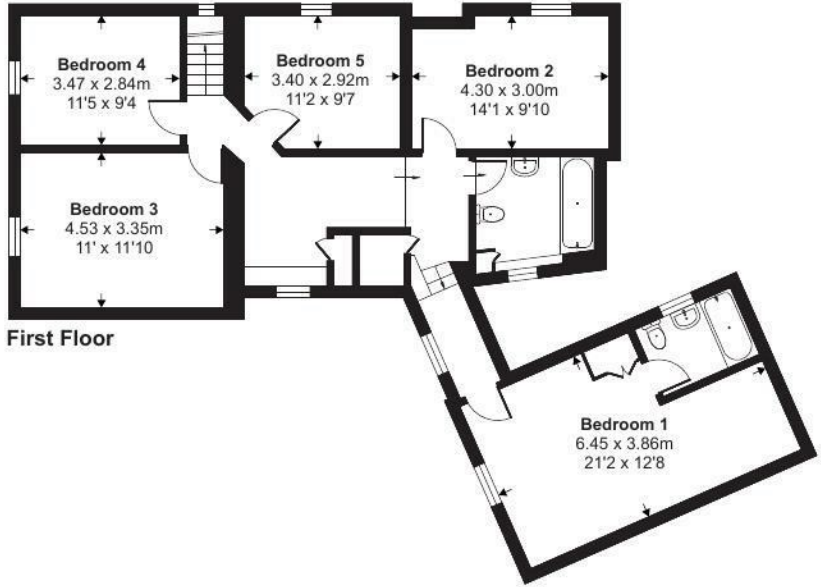
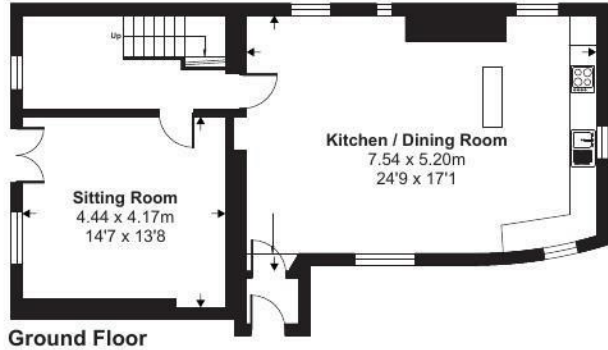
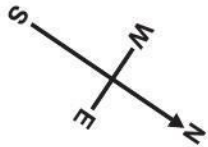
Strictly by appointment only through the agents, Stags.

DIRECTIONS

Leave Tiverton on Rackenford Road and after 1.7 miles bear right signposted Lurley. Follow the lane for just over 0.5 miles and the property can be found by taking the right fork and following this around to the left, with the property on the right further up the lane.

Approximate Area = 1886 sq ft / 175.2 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 2025. Produced for Stags. REF: 1358398



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



