



Red Deer House







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Oakford, Tiverton, Devon, EX16 9JE

Bampton 5 Miles | Tiverton 11 Miles | M5 J27/ Tiverton Parkway 17 Miles

A spacious, detached, country house, recently improved and renovated, with wonderful country views, large gardens with copse and outbuilding.

- Large Detached Country Home
- Spacious Kitchen/Dining Room
- Outbuilding
- Outstanding Country Views
- Council Tax Band F
- 6 Bedrooms. 4 Bathrooms
- Two Reception Rooms
- Large Gardens With Copse
- Tiverton 11 Miles
- Freehold

Guide Price £800,000

Stags Tiverton

19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705 | tiverton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



SITUATION

The property lies close to the village of Oakford, 2 miles, amenities include a popular pub, village hall and church. Bampton lies approximately 5 miles distant and provides a wider range of facilities including a primary school, doctors surgery, a range of shops, cafes and pub. The market town of Tiverton, 11 miles, offers an extensive range of facilities including supermarkets, independent shops, hospital, leisure centre and the renowned Blundells School.

Access is gained at Tiverton to North Devon Link Road (A361), Leading to junction 27 of the M5 and Tiverton Parkway Train Station, both of which are approximately 17 miles from the property.

Exmoor National Park, just 6 miles away at Dulverton, offers a wide expanse of beautiful moorland with unspoilt hills and valleys. This rugged landscape provides ample walking, cycling and riding routes for all to enjoy.

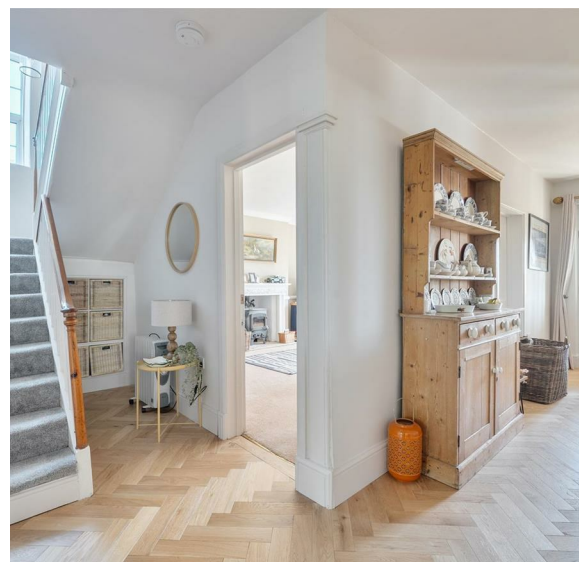
DESCRIPTION

A significantly modernised and improved detached, non-listed, period country house within an accessible rural location with main road access and wonderful views, extending to nearly 3000 SqFt. The main house has accommodation over three floors, with a lavish master bedroom suite occupying the whole of the second floor. The kitchen/ dining room is also a significant feature being a large refurbished and refitted kitchen providing ample family and entertaining space. Outside, the grounds provide a large, versatile outbuilding, parking for several vehicles, established lawns with attractive mature copse beyond. In all, the property extends to approximately 0.7 acres.

ACCOMMODATION

In brief, a timber porch gives access to the front door, opening to a large central hallway from which all principal rooms can be accessed. These include; large dual aspect sitting room, study/ dining room, open plan kitchen/ dining room, and cloak room with separate WC.

On the first floor are five good-sized bedrooms and three modern bathrooms, two of which are ensuite shower rooms to bedrooms two & three. The second floor consists of the master bedroom suite, with spacious, triple aspect bedroom, large ensuite bathroom, and two walk-in wardrobes.





OUTSIDE

The property is accessed from the road via a wide concrete driveway with twin five-bar gates, leading onto a large, gravelled turning and parking area for several vehicles.

To the rear of the plot and adjacent to the parking area, is a large outbuilding providing excellent storage and workshop space, with scope for other uses subject to necessary consents. Currently, it's used as a garage, workshop, gym, and garden store. An adjoining terrace with pergola offers space for seating and entertaining.

Directly to the rear of the property with steps from the parking area and access into the kitchen/dining room, is a paved sun terrace surrounded with raised flower and shrub beds offering privacy for relaxation or intimate dining. A gated pathway to the side of the property gives access to an additional paved seating and lawned area to the front, both enjoying exceptional southerly views.

The remainder and majority of the garden runs to the west with a large established lawn, Polytunnel and a copse of mature trees beyond. Within the copse, beneath the canopy, weaving pathways lead to shady grass areas and a children's play area and recreational space. A majestic wooded space to relax and connect with nature.

In all, the property extends to approximately 0.7 acres.

SERVICES

Mains Electricity and Water. Shared private drainage via Sewage treatment plant - Maintenance & emptying costs are shared equally with neighbour 50:50. Oil Fired Central Heating.

Ofcom predicted broadband services : Standard Available

Ofcom predicted mobile coverage: External – EE, Three, O2 and Vodafone

Local Authority: Mid Devon District Council.

VIEWINGS

Strictly by prior appointment with Stags.

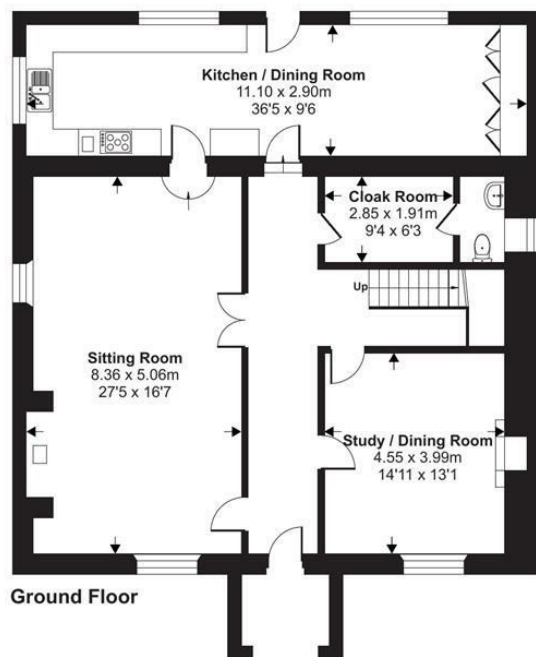
DIRECTIONS

What3Words: ///cornering.chuckling.wink

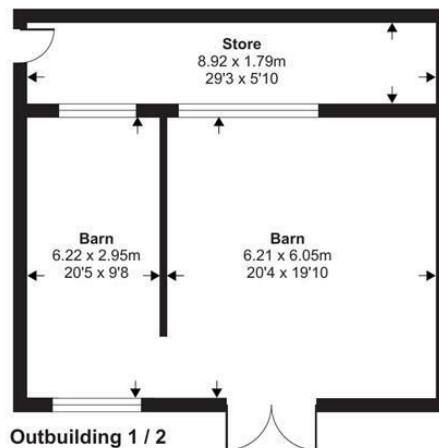
Google Drop Pin: <https://maps.app.goo.gl/hw767FebZjfw4e4B6>



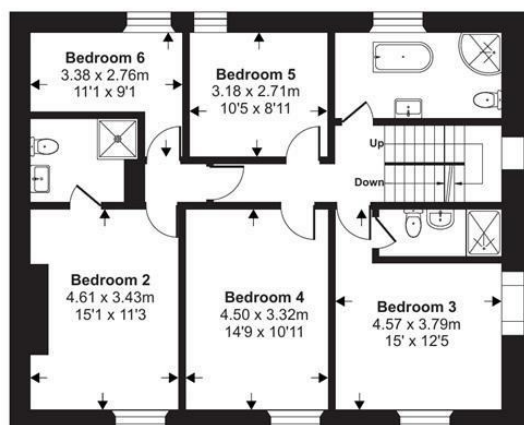
Approximate Area = 2959 sq ft / 274.9 sq m
Outbuildings = 782 sq ft / 72.6 sq m
Total = 3741 sq ft / 347.5 sq m
For identification only - Not to scale



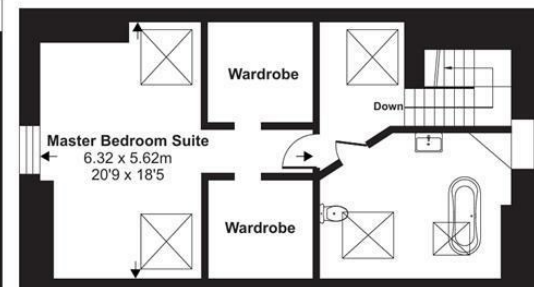
Ground Floor



Outbuilding 1 / 2



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n:checom 2026. Produced for Stags. REF: 1494296



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	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



