



Orchard Lea Bickleigh, Tiverton, Devon, EX16 8RD

Guide Price £525,000

- Detached four-bedroom family home
- Extended ground floor living space
- Home office with garden access
- Mature and private gardens
- Ample off road parking
- Kitchen with utility area
- En-suite to main bedroom
- No onward chain sale

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Orchard Lea , Tiverton EX16 8RD

Orchard Lea is a well-presented and extended four-bedroom detached house located in the peaceful village of Bickleigh. Just a 10-minute drive from Tiverton and around 20 minutes from Exeter.



Council Tax Band: F



Spacious 4-Bedroom Detached Family Home with – No Onward Chain
Orchard Lea is a well-presented and extended four-bedroom detached house located in the peaceful village of Bickleigh.

Just a 10-minute drive from Tiverton and around 20 minutes from Exeter, this home offers the benefit of rural living while remaining close to local towns and city amenities.

Set within well-established gardens, this property enjoys a private position and is ideal for families looking for space both inside and out.

As you enter through the conservatory, you step into a large Garden/Family Room that immediately gives a welcoming and homely feel. The room is bright and open, with full-width windows offering views over the garden, making it a great space for everyday living or entertaining.

The Kitchen/Dining Room measures over 7.5 metres in length and provides plenty of cupboard storage along with an electric oven and mains gas hob.

A useful utility area sits just off the kitchen, giving access to the rear garden and a downstairs shower room.

The Sitting Room is a generous size and is heated via gas central heating, with the added benefit of an open fireplace if desired.

Just off the Sitting Room is a separate Home Office with garden views on three sides and patio doors that lead out to a decked seating area — a quiet spot ideal for working from home or enjoying some fresh air.

Also on the ground floor is a Cloakroom with a hand wash basin.

Upstairs, there are three large double bedrooms and a single bedroom, offering flexibility for families or guests.

The main bedroom is located at the far end of the house and includes its own en-suite shower and hand wash basin. In addition, there is a main family bathroom, a separate W/C, and two large built-in storage cupboards on the landing.

Outside, the property is surrounded by a variety of garden areas with mature trees, shrubs, and lawned sections.

The garden is well-maintained and provides different spaces to enjoy throughout the year.

There is a large level garden to the front and tiered areas at the rear, plus a few more private corners including a 'secret garden' and a seating spot referred to as the 'Castle Steps', which offers elevated views — ideal for enjoying some quiet time outdoors.

Orchard Lea is being sold with no onward chain, making it a great option for those looking to move without delay.

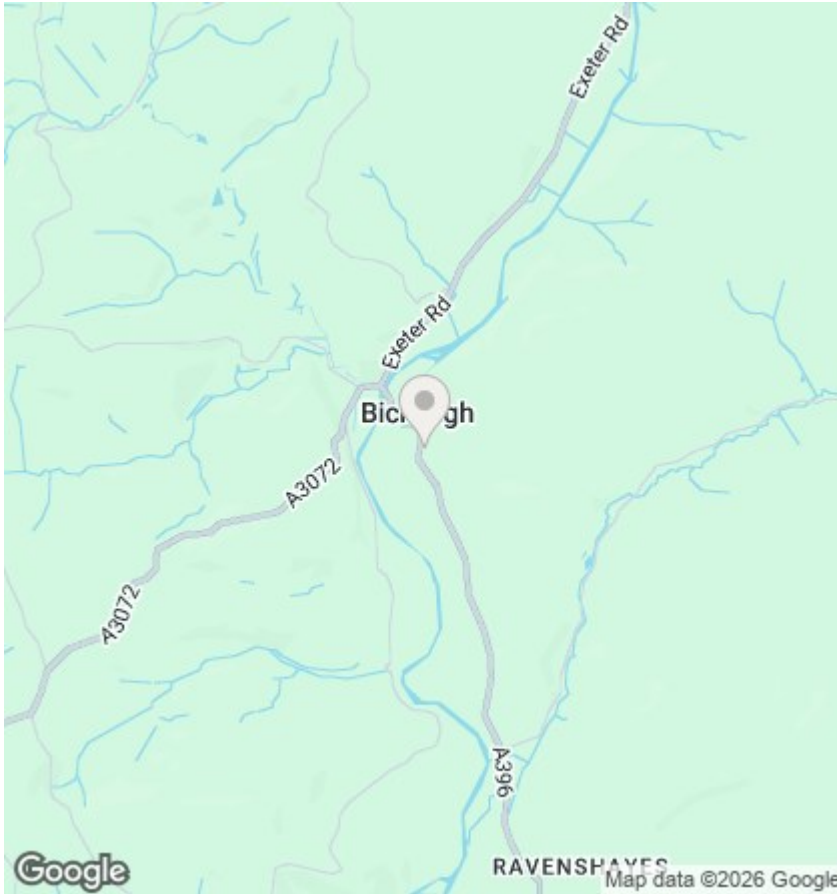
It is a solid and practical home in a peaceful village setting, and early viewing is strongly advised to fully appreciate the location and space on offer.

Services: Mains electric, gas, and water. Private drainage.

Tenure: Freehold

Council Tax:

Local Authority:



Directions

What3words - plankton.bits.joystick
 Googlemaps code - VF3R+WWF

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

