



## New Lodge Pennymoor, Tiverton, Devon, EX16 8LF

Asking Price £450,000

- Gorgeous family home
- Far reaching views
- Double garage and plenty of parking
- Kitchen breakfast room and utility
- Family bathroom
- Spacious accommodation
- South facing rear garden
- Sitting room, conservatory, and dining room
- 4 double bedrooms
- Peaceful location

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# New Lodge , Tiverton EX16 8LF

New Lodge is a charming four bedroom family country home in Pennymoor, with parking for up to 8 cars.



Council Tax Band: D



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New Lodge is situated in the idyllic hamlet of Pennymoor, a tranquil rural enclave in the heart of Mid Devon. Surrounded by gently rolling countryside and patchwork fields, Pennymoor offers a peaceful retreat from urban bustle while remaining conveniently close to the market town of Tiverton, just a short drive away.

This charming village is known for its strong sense of community and picturesque landscapes. The area is dotted with traditional stone cottages, working farms, and quiet country lanes—ideal for walking, cycling, and soaking in the natural beauty of Devon’s rural heritage. The surrounding countryside is part of a designated rural hamlet and agricultural community, offering a slower pace of life and a strong connection to nature. Residents enjoy access to local farm shops, village halls, and seasonal events that celebrate Devon’s rich farming traditions.

Whether you're drawn by the scenic views, or the quiet charm of village life, Pennymoor offers the attractions of a rural hamlet - making New Lodge not just a home, but a lifestyle.

New Lodge offers a rare opportunity to own a character-filled country home with generous proportions and timeless appeal. This semi-detached residence has been lovingly maintained by the same family for nearly four decades, and I have to say, it really is in fantastic order throughout..

Set on a substantial plot, the property is accessed via a wide gravel driveway with space to park up to eight vehicles with ease. A detached double garage provides additional storage or workshop potential, ideal for those with multiple vehicles or hobbies requiring extra space.

Inside, the home is filled with natural light and warmth. The ground floor welcomes you with a hallway and cloakroom, leading into a series of versatile living spaces. The dual-aspect lounge flows into a conservatory, which opens to a covered pergola, with an outlook to the rear garden. A spacious dining room connects through to a

practical utility space and into a traditional country kitchen, complete with a classic Rangemaster oven.

There are four well-sized double bedrooms upstairs, offering ample accommodation, with built-in wardrobes featured in three of the rooms. The family bathroom serves the first floor, blending contemporary fittings with the home’s overall charm.

Outside there is a beautifully landscaped, south-facing garden offering privacy. Flat lawns provide safe play space for children, while a tranquil fishpond and large pergola enhance the garden’s charm. A range of mature plants border the garden. A gate provides easy access to the front and side of the property, and garage.

The home benefits from mains electricity, water and drainage, and LPG gas. It is further enhanced by owned solar panels with battery storage—offering improved energy efficiency and lower running costs.

Services:

Mains electricity, water, and drainage. LPG gas.  
Owned solar panels with battery storage.

Tenure:

Freehold

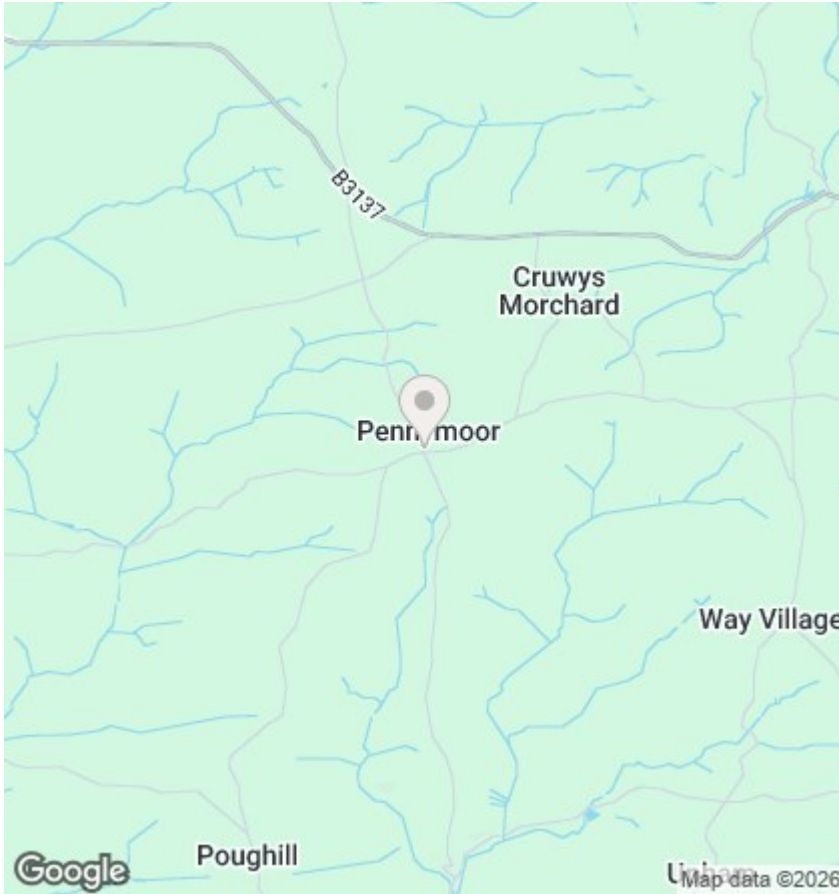
Council Tax:

Band D

Local Authority:

Mid Devon District Council - 01884 255255

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## Directions

Coming from Tiverton, take the B3137 (Longdrag Hill), passing through Withleigh. Follow the road for another 3 miles, looking for signs to Pennymoor on your left. Follow the lane into Pennymoor village, and the property will be seen on the left near the village centre.

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	62
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

