



Two Moors Way House







# Two Moors Way House

Witheridge, Tiverton, , EX16 8NZ

Witheridge 1 Mile | Tiverton 10 Miles | M5(J27) & Tiverton Parkway 17 Miles

A stylish recently constructed contemporary home of over 4000SqFt with excellent energy efficiency, set with 3.35 acres in an attractive country location.



- Spacious Contemporary Detached Home
- Over 4000SqFt including Garage
- Large Kitchen/ Dining Room
- Witheridge & Local Amenities within 1 Mile
- Council Tax Band G
- Four Bedrooms. Four Bathrooms.
- Three Reception Rooms
- In All 3.36 Acres
- Attractive Country Location
- Freehold

Guide Price £950,000

## Stags Tiverton

19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705 | [tiverton@stags.co.uk](mailto:tiverton@stags.co.uk)

## The London Office

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

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

## SITUATION

The property is situated just outside the well served village of Witheridge. The village has a wide range of amenities including; general stores, pub, doctor's surgery, restaurant, café, church, primary school and veterinary. Further afield Tiverton, just 10 miles, is a bustling historic town with a range of everyday amenities including high street shopping, supermarkets and leisure facilities. Tiverton also offers an excellent selection of schools, including the renowned independent Blundell's School. Access to the M5 is found at Junction 27, approximately 16 miles, with the adjoining Tiverton Parkway mainline train station with 2 hour service to London Paddington.

The surrounding landscape provides endless opportunities for outdoor pursuits, including walking, cycling and riding. The nearby Exmoor national park provides a rugged protected landscape running to the stunning north Devon/ Somerset Coastline.

## DESCRIPTION

This stylish and contemporary home was recently constructed to a high specification and has an attractive spacious feel with large open plan living spaces and large windows, in all extending to over 4000SqFt including the garage. The property has a top energy rating, EPC Band A, with features including solar panels, air source heat pump and underfloor heating. The accommodation is finished with an elegant fitted kitchen and smart luxury bathroom suites.

Outside the gardens are a blank canvas with lawned gardens surrounding with paddock land beyond.

## ACCOMMODATION

The large front door opens into a stunning galleried reception hall with central staircase rising to the first floor. The reception hall leads to all ground floor accommodation which includes a large study/ office with Bifold, sitting room with Bifold doors onto the garden, kitchen/ dining room with fitted units with Quartz and Oak worktops and integral appliances including range cooker with induction hob, dishwasher, fridge and freezer. Adjoining is a large walk-in pantry with further fitted units and oak worktops. The kitchen benefits from two sets of Bifold doors overlooking the garden. Further to this, an entertaining room provides a cinema/ games room or an additional reception space. The large utility room is also well fitted and has a laundry chute from the first floor. An internal door connects to the garage.

On the first floor are four bedrooms. The master suite offers a luxury ensuite bathroom and dressing room. Bedrooms two and three benefit from a dual access bathroom, whilst bedroom four has use of the well-proportioned family bathroom.





### OUTSIDE

The property is approached over a privately owned driveway with shared access to the neighbouring properties, beyond which is a private walled parking area leading to the house and garage. To the side of the drive is sloping ground that runs down to the stream. The gardens surround the house with paved areas for sitting and entertaining on the south and east sides. Beyond the garden is a pasture paddock with hedging and fenced boundary. In all the whole extends to approximately 3.35 acres.

### SERVICES

Mains electricity and water. Shared private drainage via Klargester sewage treatment plant. Air-Source Heat Pump. Underfloor Heating. PV Panels.

Ofcom predicted broadband services – Standard broadband available. Vendors currently utilise Starlink satellite services.

Ofcom predicted mobile coverage in the area: Internal & External (variable) - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon Council.

### AGENTS NOTE

The external imagery has benefitted from CGI technology to enhance the grass directly surrounding the property.

### VIEWINGS

Strictly through the agents, Stags Tiverton.

### DIRECTIONS

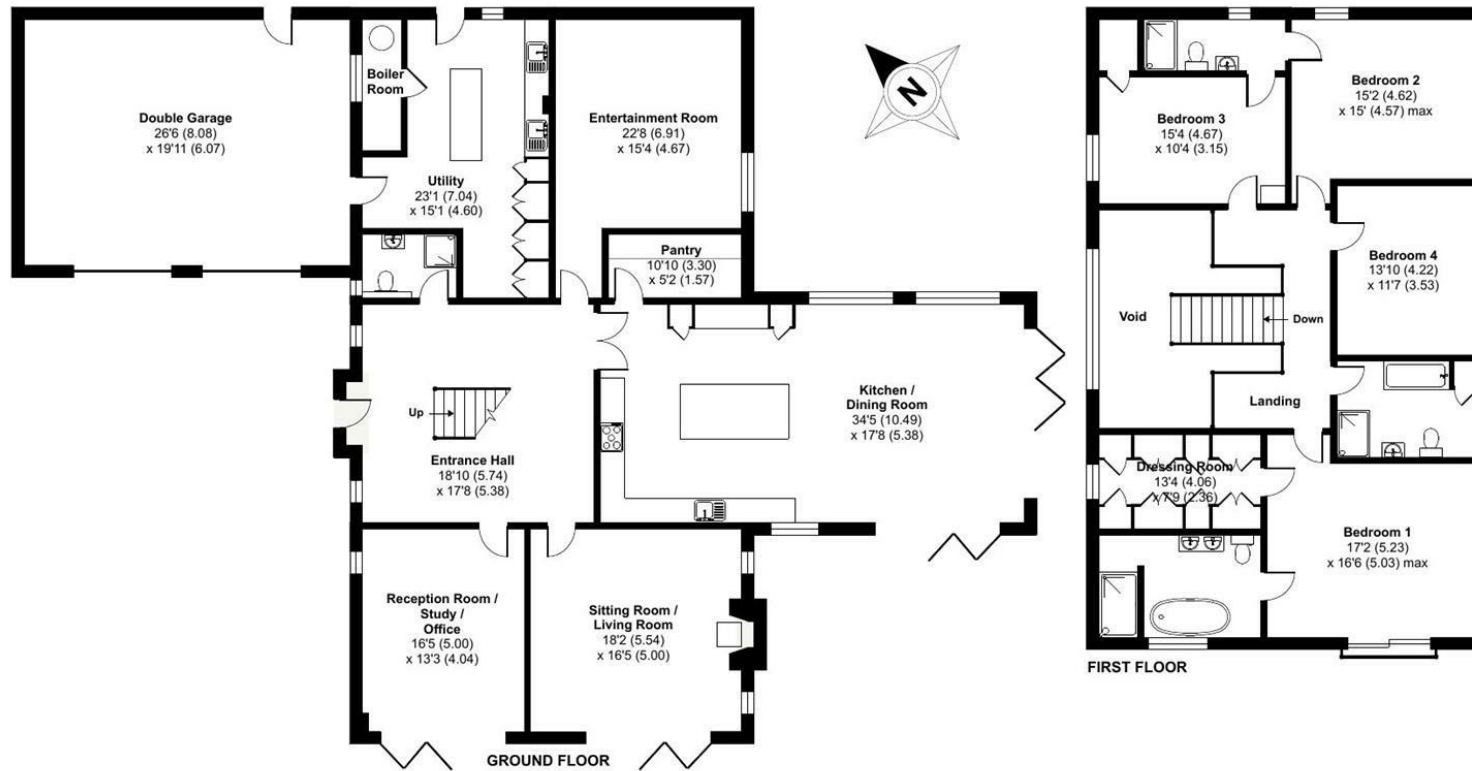
From Tiverton, take the B3137 towards Witheridge. After approximately 10 miles, and just before entering the village, turn left signposted Thelbridge, Chawleigh, B3042. After half a mile, the property can be found on the left-hand side.



# Two Moors Way House Witheridge, Tiverton, Devon, EX16 8NZ

Approximate Area = 4135 sq ft / 384.1 sq m (includes double garage and excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.



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	100+	100+
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	



