

Bickleigh, Tiverton, EX16 8HQ

Asking Price £950,000

Lavender House is a spacious five-bedroom, detached property situated in a picturesque rural setting, featuring five generously sized double bedrooms, and encompassing over one acre of land. NO ONWARD CHAIN

Winkworth

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DESCRIPTION:

This contemporary detached property boasts a spacious layout and is surrounded by an ample garden and paddock. It is ideally situated on the outskirts of a sought-after village in the Exe Valley, offering convenient access to Exeter, Tiverton, and major transportation links.

Constructed in 2012, this house spans over 3,350 square feet, spread across two floors. The ground floor begins with an entrance porch that leads into a welcoming reception hall, featuring a cloakroom and an elegant oak staircase leading to the upper level.

The ground floor also comprises an expansive open-plan kitchen, living, and dining area. The kitchen is custom-designed and opens to a dining space with French doors that provide access to the beautiful gardens. Additionally, there is a boot room, utility area, and a convenient WC adjacent to the kitchen.

The ground floor offers three additional reception rooms. These include a family or playroom, a sitting room adorned with a striking fireplace and French doors that open to the garden, and an extra reception room, connected to the sitting room, which can serve as a sixth bedroom if desired.

Moving to the first floor, you'll find a spacious galleried landing with doors leading to the master bedroom, complete with an ensuite bathroom and a dressing room that can double as a fifth bedroom. Two more bedrooms on this level feature their own ensuite facilities, while a family bathroom and an additional double bedroom complete the accommodations.

OUTSIDE:

Access to the property is via a private driveway, leading to a gravel parking area capable of accommodating multiple vehicles in front of the double carport building. The level gardens are predominantly covered in lush, well-maintained lawns and feature terraces for outdoor dining and entertainment. Furthermore, there's a paddock, bordered by a charming copse of woodland, accessible through a 5-bar gate situated to the north of the house and its gardens.

SERVICES:

Oil central heating, mains electric, water treatment plant, bore hole.

Directions: -

Using the what3words app, search: -

lives.statue.Former



AT A GLANCE:

- Five Double Bedrooms**
- Detached**
- Open Plan Kitchen/Diner**
- Three Ensuities Plus Family Bathroom**
- Private Driveway**
- Countryside Views**
- Enclosed Rear Garden Plus Separate Paddock**

PROPERTY INFORMATION:

- Council Tax: Band G - Mid Devon**
- Services: Oil central heating, mains electric, water treatment plant, bore hole.**
- Broadband: Ultra-Fast Full Fibre Broadband Available Within This Postcode, (checked on Openreach 03.04) Fibre to the Premise.**
- Mobile Signal: You are likely to get good coverage. (checked on Ofcom 03.04)**
- Tenure: Freehold**

Lavender House, Bickleigh, Tiverton, EX16

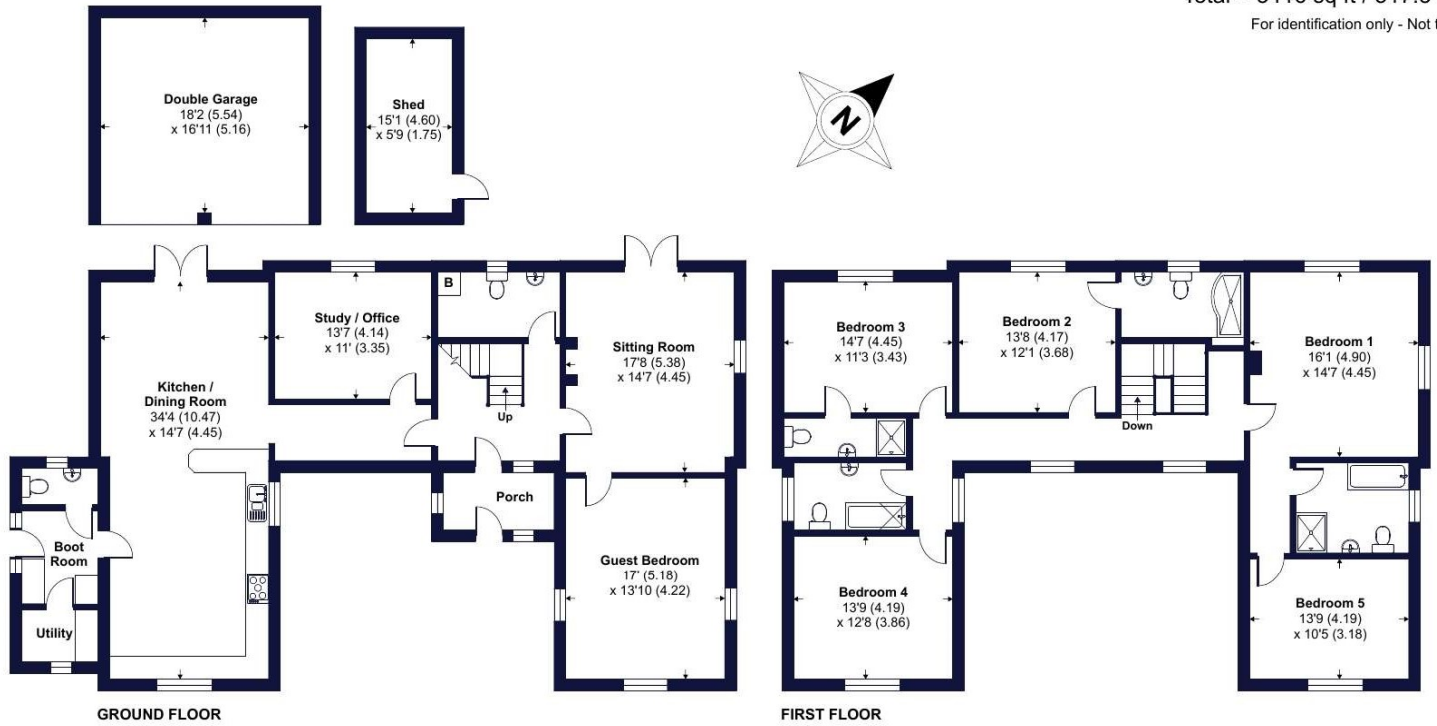
Approximate Area = 3020 sq ft / 280.6 sq m

Garage = 308 sq ft / 28.6 sq m

Shed = 88 sq ft / 8.2 sq m

Total = 3416 sq ft / 317.3 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 1051442

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