



Burlescombe, Tiverton, EX16 7LJ

Bedbrook presents itself as a charming detached property with three bedrooms, seamlessly blending contemporary comforts with the serene ambiance of the countryside. It serves as an idyllic sanctuary for families and individuals yearning for a tranquil lifestyle.

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DESCRIPTION:

Nestled in a picturesque rural setting, this charming detached farmhouse boasts a striking stone frontage, offering captivating views that stretch across the rolling countryside and beyond.

The spacious accommodation has been newly painted throughout and features new flooring, giving the property a fresh and welcoming atmosphere. Exuding character, the interior comprises a spacious entrance hall leading to a brand-new kitchen/breakfast room. This modern kitchen is seamlessly connected to the dining room by an inviting open archway, creating a perfect space for entertaining. Additional features include a utility room with provisions for a washing machine, a convenient downstairs cloakroom, a sunroom with panoramic views of the rear garden, and a generously proportioned sitting room adorned with an open granite fireplace and built-in storage.

Upstairs, the property offers a large landing area and three double bedrooms, all complemented by a modern wet room. The home is further enhanced by the comforts of oil-fired central heating and double glazing throughout, ensuring a cozy environment year-round.

OUTSIDE:

Externally, the property boasts a substantial forecourt providing ample parking space, along with a double garage, and two joined brick storage buildings. The well-maintained rear gardens offer a tranquil retreat, featuring a small fish pond, expanses of lush lawn, and mature shrubs and trees, completing this idyllic rural haven.

Additionally, this property includes a substantial 0.81-acre paddock, ideal for equestrian or recreational pursuits, further enhancing the allure of this charming countryside residence.

Positioned in a highly desirable semi-rural locale just a short distance southwest of Burlescombe village (0.4 miles), the property enjoys easy accessibility to both the M5 (J27) and Tiverton Parkway mainline railway station. It falls within the catchment area of the esteemed Uffculme School, adding to its appeal for families. Nearby Wellington and Tiverton offer a wealth of amenities, including educational, recreational, and commercial facilities, while the vibrant cities of Exeter (18 miles) and Taunton (12 miles) are within convenient reach.

Services: Mains electric, private drainage, water and oil.

Broadband: Super-Fast Broadband Available Within This Postcode, (checked on Openreach 14.05) ADSL

Mobile Signal: You are likely to get good coverage (checked on Ofcom 14.05)

Tenure: Freehold

Directions:-

Using the what3words app search:-

bulky.clearly.volcano



AT A GLANCE:

- Detached property
- Spacious living accommodation
- Rural location
- Newly decorated throughout
- Brand new modern fitted kitchen
- 0.81 paddock
- Countryside views
- Outbuildings

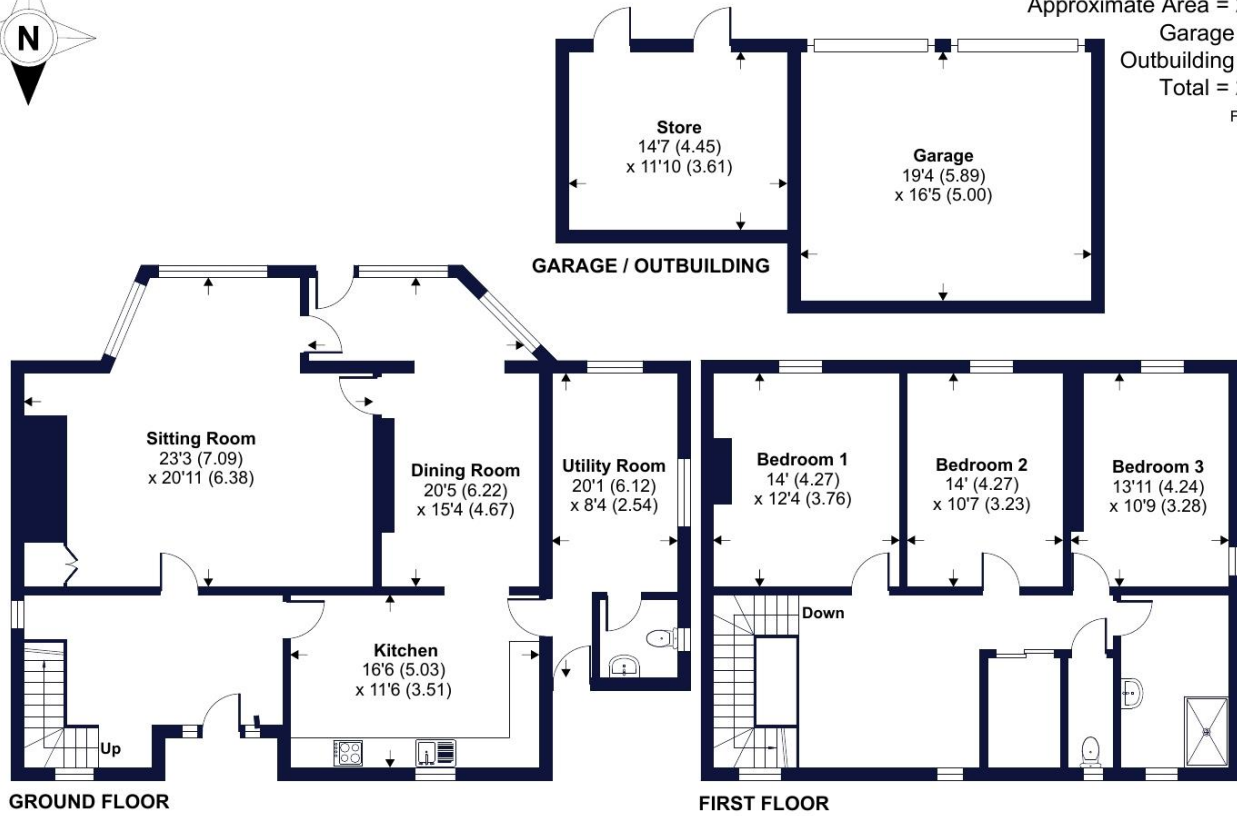
PROPERTY INFORMATION:

- Freehold
- Council tax Band: E
- Mains electric, private drainage, water and oil

Bedbrook Burlescombe, Tiverton, Devon, EX16



Approximate Area = 2104 sq ft / 195.4 sq m
 Garage = 319 sq ft / 29.6 sq m
 Outbuilding = 172 sq ft / 15.9 sq m
 Total = 2595 sq ft / 240.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Winkworth. REF: 1124487



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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