



Pylemoor Barn, Washfield, Tiverton, EX16 9RF

Introducing a stunning brand-new three bedroom detached home in the desirable location of Washfield. This exquisite home offers modern living at its finest, with luxury finishes and an abundance of space.

Winkworth

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DESCRIPTION:

A chance to acquire this stunning, brand-new 3-bedroom detached home nestled in the charming village of Washfield, designed with an elegant blend of traditional and modern architecture. The property's exterior is beautifully crafted with a combination of wood and stone, creating a unique character that merges contemporary appeal with timeless style.

Stepping inside, you're welcomed by a spacious and luxurious layout. The ground floor showcases a bright, open-plan kitchen and dining area, fitted with bespoke Partridge Kitchens. High-end finishes include sleek countertops, premium appliances, and ample storage, while patio doors invite natural light and provide seamless access to the garden—ideal for entertaining or enjoying family meals in a light-filled, open atmosphere.

Adjacent to the lounge, a dedicated study offers a quiet space perfect for working from home or a cozy reading nook. A convenient utility room provides additional storage, and a well-appointed downstairs WC enhances the thoughtful layout of the home. The lounge is a warm, inviting retreat, complete with a modern built-in electric fire, creating a cozy ambiance. Like the dining area, the lounge opens directly to the garden through double doors, blending indoor comfort with the beauty of outdoor living.

Moving upstairs, the property features three spacious double bedrooms, each crafted to offer both comfort and elegance. The master bedroom is a true sanctuary with a luxurious en-suite bathroom.

The second bedroom, equally spacious, offers comfort and privacy, while the third bedroom is ideal for family members or guests. These bedrooms share a beautifully designed family bathroom, equipped with modern fixtures, and finished to an impeccable standard.

OUTSIDE:

The landscaped garden, with sweeping views and greenery, offers a serene setting for relaxation or entertaining. Whether hosting gatherings, enjoying outdoor play, or simply soaking in the views, this garden serves as the perfect backdrop for a variety of activities.

Practical features are seamlessly integrated throughout, with an attached garage for secure parking and storage, side access for convenience, and a spacious driveway for multiple vehicles. Modern fittings, USB points, and contemporary finishes add to the home's appeal, ensuring a luxurious yet functional space designed for modern living.

This exceptional property blends luxury, comfort, and practicality, offering a high-quality lifestyle in a picturesque village setting—an ideal choice for those seeking elegance and serenity in a modern home.

Information:

10 Year Structural Warranty

2 Year Developer defects Insurance Period

EPC predicted B (Certificate Requested)

5kw Air Source Heat Pump

300l Vaillant Hot Water Tank

4.25 kW solar PV System with 5.2kWh Battery and an EV Charger

Connected to Mains Water

On Site Sewage Treatment Plant

Council Tax: Band TBC - Mid Devon



AT A GLANCE:

New Home
Detached
3 Double Bedrooms
Partridge Fitted Kitchen Diner
Smart Home Lighting System
Underfloor Heating
Lounge - Built in Electric Fire
Study
Utility
Master & Second Bedroom include En-Suites
Off-Street Parking
Garage
Solar Panels

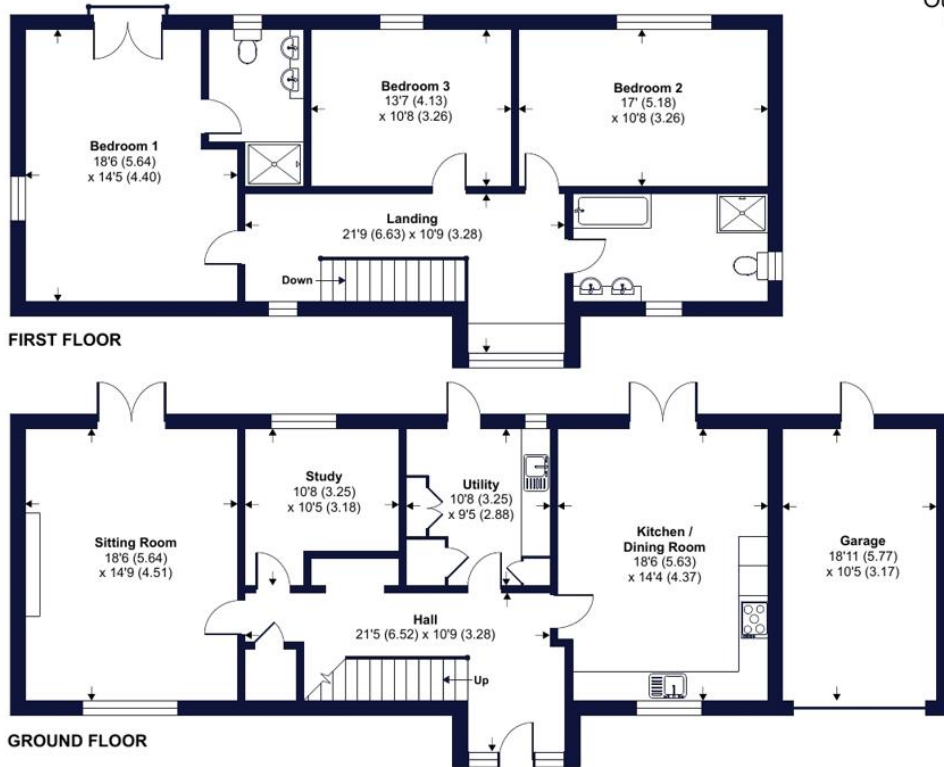
PROPERTY INFORMATION:

Freehold
Council tax Band: TBC

Pylemoor Barn, Washfield, Tiverton, Devon, EX16

Approximate Area = 1920 sq ft / 178.4 sq m
 Outbuilding = 194 sq ft / 18 sq m
 Total = 2114 sq ft / 196.4 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). © nichecom 2024. Produced for Winkworth. REF: 1204949



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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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