



STAGS

Nethercleave



Nethercleave

Withleigh, Tiverton, EX16 8JQ

Tiverton 3 miles, M5 motorway junction 27 Parkway Station 11 miles

- Devon Longhouse
- Adjoining National Trust land
- Extensive Gardens and grounds
- Kitchen/Dining Room
- 6 bedrooms
- 2 reception rooms
- Large study/family room
- About 2.6 acres

SITUATION

Nethercleave is a substantial character longhouse with outstanding views over unspoilt Devon countryside. It stands above the little known, secluded National Trust Buzzards Valley. Nestled in a sheltered part of the Little Dart Valley with abundant wildlife Nethercleave is in a unique position, yet is in a convenient location, just three miles from Tiverton.

This area of Devon is well known for its beautiful countryside and rural pursuits. The property has direct access to extensive riding and walking tracks. The property is located between Exmoor National Park at approximately fourteen miles to the north and Dartmoor to the west. Both North and South Devon's beaches are within driving distance.

The market town of Tiverton provides a comprehensive range of shopping and recreational facilities with both public and state schooling, including Blundell's School, which offers discounted fees to local students. The cathedral and university city of Exeter is about 17 miles distant and has all the amenities and facilities associated with a major regional centre. There is easy access to national roads and rail networks via the M5 motorway at Junction 27, where there is also Tiverton Parkway Station with mainline service to Paddington, London (just over 2 hours). Both Exeter and Bristol airports are within driving distance.

DESCRIPTION

The property is approached over a no through road. The house faces south west and provides good views from all front windows. The gardens and land surround it. The property would make a great family home in a wonderful position with potential for division to provide a granny annexe or similar plus space for garage and stabling. Internal inspection recommended.



Devon Longhouse in idyllic situation with superb views over National Trust land





ACCOMMODATION

Entrance porch with solid front door to KITCHEN with a range of wall and base units with tiled worktops, freestanding island, 1½ bowl single drainer ceramic sink. 2 door Aga, built in larder, plumbing for dishwasher. Tiled floors and splash backs. Spotlights. The kitchen opens into the DINING AREA with inglenook fireplace with exposed stonework and exposed oak beams. Double glazed french doors opening onto a sunny terrace to the front. Door to UTILITY with double glazed windows to front and side. Range of units with wooden work surface. Belfast sink. Plumbing for washing machine and space for tumble dryer. Spotlights. STUDY with window to rear. Roof light. Wooden laminate floor. Door to side leading to parking area. INNER HALL with Stairs to first floor. Understairs storage cupboard. Door to garden. CLOAKROOM with low level WC, vanity unit with inset wash hand basin, tiled floor. Window to front. SITTING ROOM with Inglenook fireplace with log burner and beam over, exposed stonework with evidence of old bread oven. Dual aspect to front and rear. FAMILY ROOM with double glazed patio doors to front. Window to front. Laminate floor. This room with room above could be converted to a self contained granny annexe.

FIRST FLOOR LANDING

4 Velux windows. Storage in eaves. Further storage cupboard. Airing cupboard. BEDROOM 1 Three Velux windows. Vaulted ceiling. Exposed beams. Laminate floor. Hatch to large roof area. BEDROOM 2 with views along the valley. Two built-in wardrobes and dressing table. Pedestal wash hand basin and access to BATHROOM - A white suite comprising corner bath with shower over, shower screen, low level WC, mirrored unit containing wash hand basin with cupboard under. Door to hallway. Recess lighting. SHOWER ROOM comprising shower cubicle with Aquilisa shower, tiled floor, extractor and spotlights. BEDROOM 3 Inset sink. Wooden floor. Deep window seat overlooking valley. BEDROOM 4 Wooden floor. Built-in wardrobe. BEDROOM 5 Wooden floor. BEDROOM 6 Wooden floor. Window seat. Wall mounted wash hand basin. Hatch to loft.

OUTSIDE

There is an area of patio and lawn with mature plants and shrubs. To the rear is an area of parking which is laid to shingle. The gardens are large but easy to maintain. Beyond the lawn is an area of grassland that leads down to the National Trust land and a network of bridle and walking paths. The woods are full of bluebells in the spring. <https://www.nationaltrust.org.uk/knightshayes/features/exploring-buzzards-woodland>
To the side of the property is a field ideal for equestrian use or for a small holding.

VIEWING

Strictly by prior appointment through the agents, Stags, on 01884 235705.

DIRECTIONS

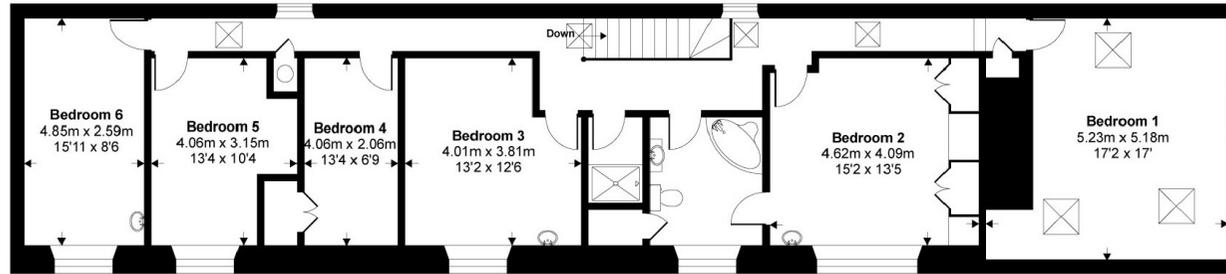
From Tiverton, follow the signs to Witheridge and the B3137. On Rackenford Road take the 2nd turning left and continue on the B3137 up Long Drag and proceed out of Tiverton. After about two miles you will reach Withleigh. Proceed through the village, and at the end of the straight fork left beside the no through road and parish church sign immediately after The Old Rectory. The property will be found in about 300 metres on your left hand side.

SERVICES

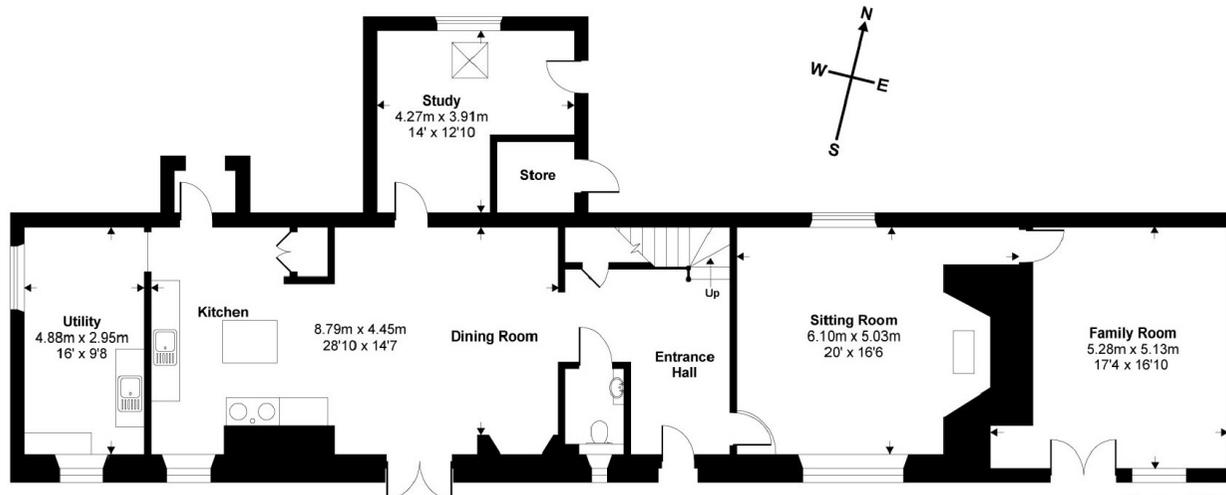
Mains electricity and water. Oil-fired central heating. Private drainage.



Approx. Gross Internal Floor Area
271.1 Sq Metres 2918 Sq Ft (Excludes Store)



First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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