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Dikens



Dikens, Batsworthy, Rackenford, Tiverton, Devon, EX16 8EG



South Molton: 8.5 miles, Tiverton: 11 miles,  
M5 (J27): 16 miles, Exeter 22 miles.

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A fantastic opportunity to acquire  
a rural bungalow with stunning  
views, in need of modernisation.

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- Secluded Location
- In Need of Refreshment
- Self-Sufficient Lifestyle
- Over an Acre of Gardens
- Range of Outbuildings
- Easy Access to Main Roads
- 2 Bedrooms
- Kitchen/Diner

Guide Price £435,000



### SITUATION

Batsworthy is located to the north west of the market town of Tiverton. The area boasts beautiful rolling countryside and is renowned for country sports and pursuits, with the Exmoor National Park approximately 7 miles to the north and the rugged coastline of North Devon, with its popular sandy beaches, accessible via the A361. The nearby villages of Rackenford and Witheridge offer useful amenities. Tiverton is situated along the banks of the River Exe and offers a wide range of shopping and recreational facilities, together with a modern district hospital and historic castle. There are schools for all ages, including Blundells public school. The property has excellent access to the A361 (North Devon Link Road). The M5 and Tiverton Parkway Railway Station lie 8 miles east of Tiverton.

### DESCRIPTION

Dikens is a charming bungalow offering a lot of potential for renovation or development (subject to planning). With glorious rural views and large gardens, the bungalow offers a possibility for self-sufficient lifestyle while retaining ample access to main roads and local amenities.

### ACCOMMODATION

The property benefits from a spacious kitchen/diner, with fitted kitchen units, a rayburn and a large window focusing your attention towards the views over the surrounding countryside. The sitting room features built in storage and a centrally positioned log burner with a stone hearth and surround. Doors lead into a conservatory with large windows overlooking the garden and views

across the countryside. There are 2 bedrooms, with the master bedroom featuring built in storage. There is a bathroom and a shower room, as well as a study, utility room and a pantry.

### OUTSIDE

From the lane there is parking for multiple cars as well as a car port, with a track leading to a range of outbuildings and a turning circle. There is a hard-standing which could provide further parking or an area for more storage. The majority of the garden is laid to lawn with an array of trees and shrubs bringing a variety of colour. There is a large and established vegetable plot with an adjoining polytunnel, with a separate water supply and tank and further sheds for storage.

### SERVICES

Oil fired central heating, private drainage, shared private water supply, mains electricity.

### DIRECTIONS

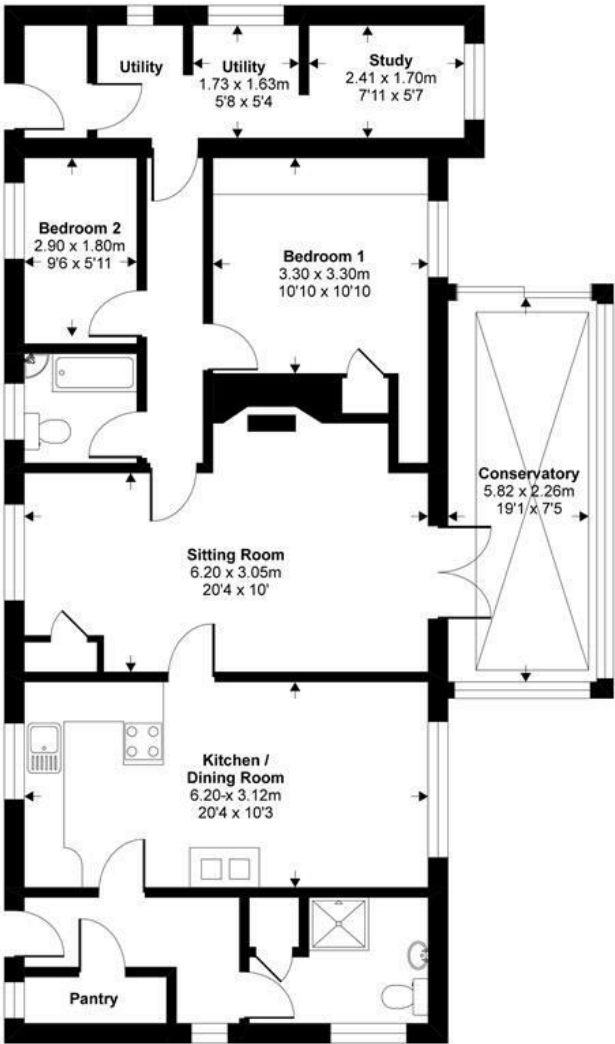
From Tiverton take the A361 heading west towards Barnstaple and proceed for c.10 miles, turning left at Moortown Cross. Follow the road around to the right and continue for half a mile and turn left at Beaples Moor Cross signposted Meshaw, Witheridge and Chulmeligh. Continue for 3/4 of a mile, where at the crossroads turn left. Continue for a further 3/4 of a mile on Waterloo Hill and turn right signposted West Batsworthy Farm. Continue down the lane where Dikens can be found as the first property on the left.







Approximate Area = 1193 sq ft / 110.8 sq m  
For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Stags. REF: 603084

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

19 Bampton Street, Tiverton, Devon, EX16 6AA



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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