



Higher Crowdhole







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Rackenford, Tiverton, , EX16 8EJ

Witheridge 3.5 Miles | A361/ North Devon Link Road 3 Miles | Tiverton 13 miles

A spacious and well-presented period farmhouse of over 3000 Sq.Ft., along with outbuilding and land with wonderful country views. In all four acres with good access to North Devon Link Road.

- Detached Period Farmhouse
- Large Kitchen/ Dining/ Living Room
- Outbuilding With Potential
- A361 (North Devon Link Road) 3 Miles
- Council Tax Band F
- 5 Bedrooms. 3 Bathrooms
- 3 Reception Rooms
- Wonderful Country Views
- In All 4 Acres
- Freehold

Guide Price £825,000

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SITUATION

Situated amongst open countryside, whilst being just 3 miles from the A361/North Devon Link Road and 3.5 miles from Witheridge, the property has the perfect balance of peaceful retreat, whilst maintaining great accessibility.

Witheridge provides excellent local amenities, including; general stores, pub, doctor, surgery, restaurant, cafe, church, primary school and veterinary clinic. Further afield is Tiverton, 13 miles, a bustling historic town with a range of everyday amenities, including high street shopping, supermarkets, leisure and healthcare facilities. Tiverton also offers an excellent selection of schools, including the renowned independent Blundell's school.

The North Devon Link Road (A361) provides access to North Devon beaches to the west and the M5 Junction 27 to the east, alongside which lies Tiverton Parkway station, with fast trains to London Paddington in two hours.

DESCRIPTION

This period farmhouse has been improved and extended in recent years and provides particularly spacious and well-presented accommodation, extending to over 3000 square feet. The property seamlessly combines modern, contemporary styles with period character, providing a perfect combination of comfort and style.

Externally, the property offers ample parking and turning space, including hard standing. The adjacent barn has potential for a number of uses, including conversion to an office or ancillary accommodation, subject to the necessary consents. Beyond that, the gardens and land provide ample scope to immerse yourself within this natural landscape with the abundance of wildlife and views beyond.

ACCOMMODATION

The front door opens up into a spacious entrance hall with tiled flooring running through the front aspect of the property. To the west, is a bright and expansive kitchen/ dining room with large roof lights. The kitchen area offers a range of base units, larder cupboard, induction hob with extractor over, integrated double oven and Aga. A central island offers inset Butler's sink, additional cupboard and drawer storage, as well as space for informal seating. Steps lead up to a large sitting room with wood-burner and bi-fold doors out to the patio. Off the entrance hall lies a separate utility space with base units, worktop and space for further appliances. A useful plant room is located beyond, off which lies a separate cloakroom providing external access, providing an excellent informal entrance for muddy boots and paws. To the rear of the original farmhouse lies a central hallway, with stairs, leading through to two further reception rooms currently utilised as a snug and office space.





A turning staircase rises to the first-floor landing giving access to two spacious bedrooms, one with ensuite shower room. From the main landing, two steps lead to an further landing with an additional two bedrooms and a family bathroom comprising of bath with shower over, wash basin and WC.

A separate staircase leads up from the kitchen to a private bedroom with ensuite shower room and views across the garden and paddock behind

OUTSIDE

The driveway provides two entrances leading to the front of the property, whilst providing access to both the barn, garage and paddock behind. The timber built garage offers an open front with an enclosed store to the rear, whilst to the west, is the former dairy barn, offering scope for number of potential uses, including storage or workshop, but could also suit conversion to an office/annex use subject to necessary consent.

The large garden, bordered with hedging and interspersed with mature shrubs and trees, wraps around the rear and side of the property, mainly laid to lawn with a large, paved patio to the rear offering a south-easterly aspect with views across the paddock and fields beyond. The paddock, currently a wildflower meadow with intertwining pathways to meander through, lies to the south and is enclosed by hedging and stream to one side,

In all the property extends to 4 acres.

SERVICES

Mains Electricity and Water. Private drainage via Sewage Treatment Plant. Oil Fired Central Heating.

Ofcom predicted broadband services – Standard Available. Vendor currently uses Starlink.

Ofcom predicted mobile coverage for voice and data: Internal: Vodafone (Variable). External – EE, Three, O2 and Vodafone.

Local Authority: North Devon District Council

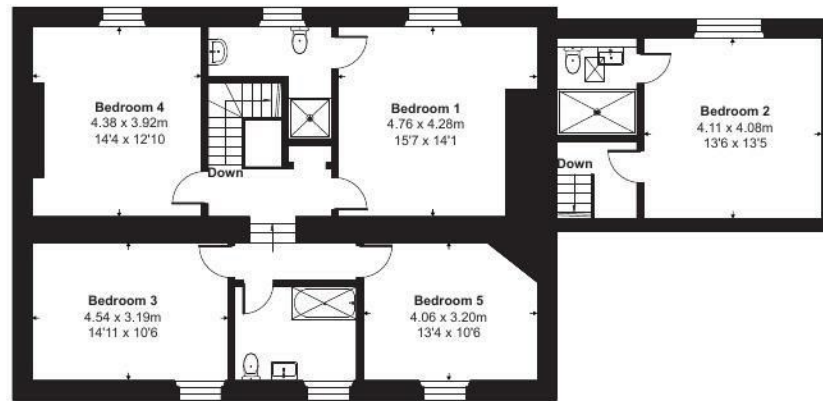
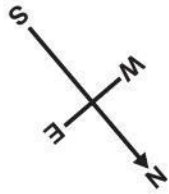
VIEWINGS

Strictly through the agents, Stags Tiverton.

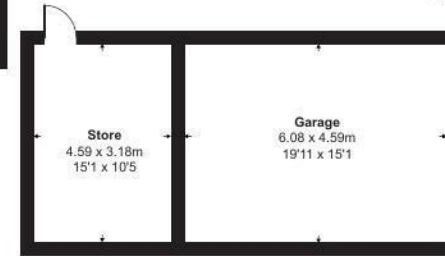
DIRECTIONS

What3Words: [///dividing.vocal.kilt](https://www.what3words.com/#!/dividing.vocal.kilt)

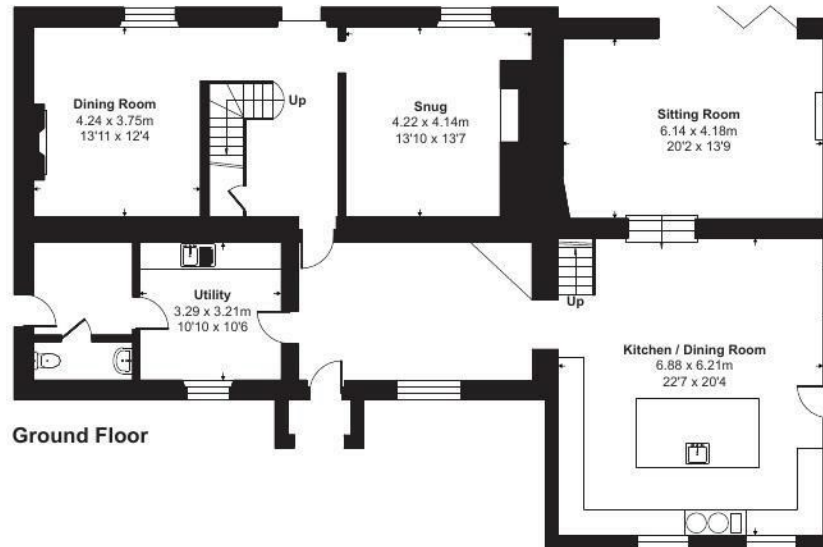
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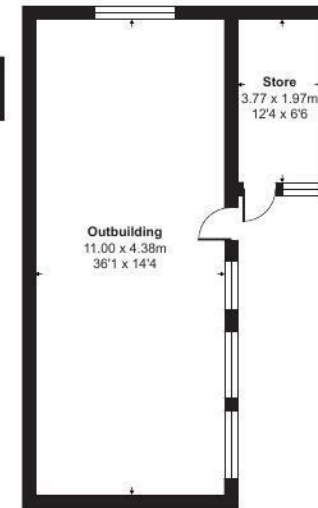
First Floor 1 / 2



Garage / Outbuilding 3



Ground Floor



Outbuilding 1 / 2

Approximate Area = 3098 sq ft / 287.8 sq m
Garage = 300 sq ft / 27.8 sq m
Outbuildings = 756 sq ft / 70.2 sq m
Total = 4154 sq ft / 385.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1453138



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



