



Manor Cottages, Rackenford, Tiverton, EX16 8EF

welcome to

Manor Cottages, Rackenford Tiverton

A spacious four bedroom semi detached home with countryside views. Featuring a modern kitchen, cosy lounge with wood burner, separate dining room and garden room. Plus a self-contained one-bedroom annex. Gated entrance and off-road parking complete this fantastic countryside find. NO ONWARD CHAIN.

This versatile property is ideal for families, multi-generational living, or those seeking additional income potential. An entrance porch provides access to both the main house and the self contained annex.

Entering the main house, a welcoming hallway leads to a spacious front aspect lounge, featuring a cosy wood burning stove. The light and airy dining room flows seamlessly into the modern, well-equipped kitchen. To the rear, a generous conservatory opens directly onto the enclosed garden, creating an ideal space for relaxation and entertaining. A useful downstairs WC completes the ground floor. Upstairs, the property offers three generous double bedrooms, including a master bedroom with en-suite shower room, along with a family bathroom. The particularly spacious landing provides an excellent additional area perfect as a home office or reading nook. The self-contained annex benefits from its own private, lockable entrance, making it perfect for independent living or rental opportunity. It comprises a double bedroom, a wet room style shower room, and a modern open-plan kitchen/living area.

The property enjoys a front garden mainly laid to lawn, boasting far reaching views across to Dartmoor. A side gate leads into the enclosed rear garden, which is private and looks over a neighbouring field. Mainly laid to lawn, with a chipped area and covered parking area with electric charging point. NO CHAIN.

Entrance Porch

Double glazed window to front, door to main house and door to annexe.

Entrance Hall

Entrance Hall leading into the main house, door to:

Living Room

Double glazed window to front, log burning stove, two radiators, television point, beautiful views of Dartmoor.

Dining Room

Double glazed window to rear, loft hatch, radiator.

Kitchen

Double glazed window to rear, velux style window, fitted kitchen with wall and base units, work surfaces with one and half bowl sink, tiled splashbacks, built in electric NEFF oven and hob, cooker hood, plumbing for washing machine, space for fridge freezer, integrated dishwasher, understairs cupboard. The current owners have permission to convert into open plan kitchen diner.

Cloakroom

WC, wash hand basin, radiator, extractor fan

Conservatory

uPVC conservatory, power and light doors to the garden, underfloor heating

Landing

Stairs from the Kitchen lead to a large landing which lends itself to be used as an office, double glazed window to rear, velux style window, loft access, radiator.





Bedroom One

Double glazed window to rear, velux style window, radiator. door to:

En Suite

Double glazed velux style window, fully tiled, spotlights, shower cubicle, WC, wash hand basin, bidet, heated towel rail, shaving point, extractor fan.

Bedroom Two

Double glazed window to rear, built in wardrobes, sink, access to loft, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bathroom

Double glazed window to front, velux window, bath with shower over, WC, wash hand basin, shaver point, towel rail.

Self Contained Annexe

Accessed via its own front door this is ideal for multi generational living.

Kitchen / Lounge

Open plan Kitchen/ Living Room with a range of wall and base units, integral washing machine & fridge, electric hob, stainless steel sink drainer. radiator

Annex Bedroom

Double glazed window to front, radiator. Currently used as a home office door to:

Wet Room

Wet room with double glazed window to front, shower, WC, sink, towel rail, extractor fan.

Front Garden

Front Enclosed Garden which is laid to lawn with a pathway leading to the entrance porch, side access to the rear garden. Beautiful views across to Dartmoor

Rear Garden

Fully enclosed rear garden which is partially laid to lawn with a patio area. Off road parking which is accessed by a gated entrance.

Parking

Covered car port with car charging point.

Services

Mains Electricity, Water: Borehole, Septic Tank, Oil Fired Central Heating and Wood Burner in Living Room.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online fox-and-sons.co.uk/Property/TVT106062



welcome to

Manor Cottages, Rackenford Tiverton

- Semi Detached Four Bedroom Home
- Two Ensuite Bedrooms
- Countryside Views
- Front & Rear Gardens
- Three Reception Rooms

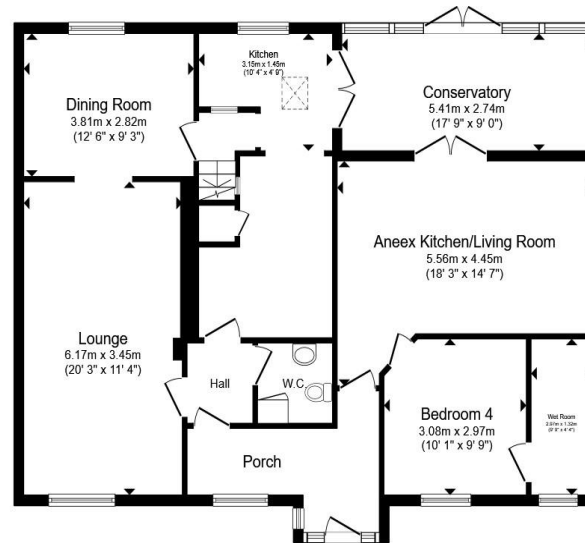
Tenure: Freehold

EPC Rating: D

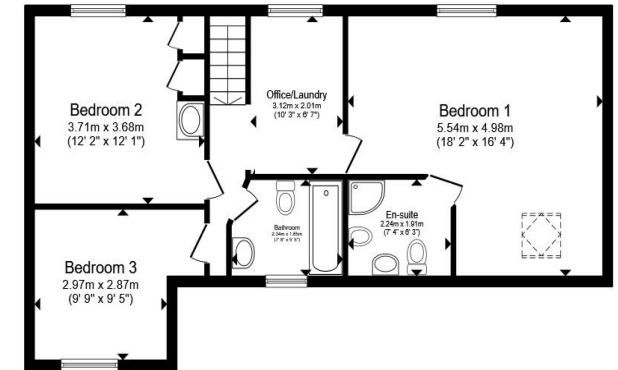
Council Tax Band: C

offers in the region of

£425,000



Ground Floor



First Floor

Total floor area 180.7 m² (1,945 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online fox-and-sons.co.uk/Property/TVT106062



Property Ref:
TVT106062 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk