



Potters







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Shillingford, Tiverton, Devon, EX16 9BQ

Bampton 5 Miles | Tiverton 11 Miles | Taunton 16 miles

A fine restored Grade II listed farmhouse and barns, together with detached barn annexe, in a private southerly-facing location with no near neighbours. In all, approximately 4.59 acres.

- Large, Detached Farmhouse (5,500 Sqft)
- Four Reception Rooms
- Range of Outbuildings
- Taunton 16 Miles
- Council Tax Band G
- Six Bedrooms. Four Bathrooms
- Detached Annexe/ Barn Conversion
- Surrounded By Fields & Extensive Views
- In All 4.59 Acres
- Freehold

Guide Price £1,475,000

Stags Tiverton

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SITUATION

The property lies tucked away at the end of its own drive and set amongst open countryside but just 5 miles from Bampton. Bampton provides great local amenities including a primary school, post office, doctors surgery, butchers, public house and church, as well as a thriving community. Nearby Tiverton is 12 miles and offers wider shopping, schooling and recreational facilities and is home to the renowned Blundell's school. Taunton is 16 miles and offers a mainline rail station, M5 junction 25, a range of private schooling and wider facilities.

The M5 (Junction 27) is approximately 11 miles as well as the neighbouring Tiverton Parkway Train Station offering regular trains to London Paddington in 2 hours.

To the north, Exmoor National Park is also close by, with its wide open spaces and rugged landscape providing excellent walking and riding country.

DESCRIPTION

Lying in an idyllic setting, the property enjoys almost complete privacy within a southerly facing position offering outstanding views over unbroken countryside. Following its purchase in the early 2000s, the property has been completely and meticulously renovated and restored, with great attention to detail, retaining many original features whilst sympathetically adding comfort and refinement.

Overall, the property provides an accessible country retreat with over 5,500SqFt of main house accommodation, together with a spacious detached, single-storey, barn annexe, as well as a further detached home office/ studio/ music studio, with garden room, kitchen and shower room. Externally, within a low stone wall, lies a heated outdoor swimming pool, whilst beyond, extensive well-maintained gardens and grounds surrounding the property with further outbuildings including; carport and store, sheds, garage/ workshop, and office. An enclosed south-facing paddock lies to the west-side of the property.

ACCOMMODATION

THE MAIN HOUSE

The main house accommodation is extensive, luxurious, and makes great use of the inherent character and period features. In brief; an entrance hall gives access to the sitting room with study beyond, whilst to the left from the reception hall is kitchen/ breakfast room, dining room, and living room. To the rear of the kitchen, is a cloakroom with WC, utility room, boiler room, and further WC. Stairs rise to the first-floor landing off which can be found six spacious bedrooms. The master benefits from an ensuite bathroom and dressing room, whilst bedroom two also possess its own ensuite. Two family bathrooms serve the remaining four bedrooms. A large walk-in airing cupboard can also be accessed from the landing.





THE ANNEXE

To the western side of the property lies the single storey detached annexe with a spacious open-plan kitchen/ dining/ living room offering a triple aspect and French doors out to raised decking with wonderful southerly views. To the rear, lies as well-proportioned double bedroom with fitted wardrobes, as well as a well-fitted bathroom.

HOME OFFICE/ STUDIO

The home office/ studio building serves a number of potential purposes, with a ground floor currently utilised as a music room, with two smaller offices or recording booths. On the first floor is an open-plan studio with a staircase leading down to the garden room, with adjoining kitchen and shower room. French doors open to the south-facing paved patio with heated outdoor pool, partly enclosed by a low stone wall and wrought-iron gates.

OUTSIDE

The well-maintained garden and grounds surround the house and buildings, consisting of large lawn areas for ease of maintenance, with some mature flower and shrub beds and interspersed mature trees. The sun terrace to the immediate front of the house provides a perfect spot for alfresco dining on summer evenings whilst the south-facing swimming pool and garden room also provide an alternative option for an entertaining and party space with self-contained facilities and outstanding views. The property offers a enclosed kitchen garden with flower and vegetable beds, greenhouse and fruit trees, whilst over-looking the enclosed, south-facing, grazing paddock beyond.

The property is approached via a gravelled driveway, leading to immaculate gated courtyard at the front of the property offering ample turning and parking for several cars. From here, access to a double carport and adjoining log and garden store can be gained. Two more outbuildings connect to the annexe and currently provide a large workshop and separate office/ hobby room with cloakroom/WC.

SERVICES

Mains Electricity. Private water via Borehole. Private drainage via Klargestar septic tank and soak away. Oil Fired Central Heating. Predicted broadband services and mobile coverage can be found on the Ofcom website. Local Authority: Mid Devon District Council.

VIEWINGS

Strictly by prior appointment with Stags.

DIRECTIONS

What3Words: [///snore.musically.website](https://www.what3words.com/#!/en/3snore/musically/website)

Google Drop Pin: <https://maps.app.goo.gl/rqdYwrgMtzdWWtFH8>



Total Area: 786.2 m² ... 8463 ft² (excluding Outbuildings)

This floor plan is provided for representation purposes only, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. No responsibility will be taken for any errors, omission or mis-statement. The services, systems and appliances mentioned have not been tested and cannot verify that they are in working order.



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		
(81-91) B		
(69-80) C		
(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

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