PYLEMOOR MANOR FARM

gth

WASHFIELD









Pylemoor Manor Farm

Washfield, Tiverton, EX16 9RF

Tiverton 2 miles; Exeter 18 miles; Taunton 23 miles

3 | 5 | 2 | 282 sq m

An immaculately presented detached country home set within approximately 8.25 acres, enjoying a private rural setting, stunning far-reaching countryside views, a substantial barn with lapsed planning permission, ample parking, and excellent access to Tiverton

Freehold

Guide Price £950,000

DESCRIPTION

Offered to the market with no onward chain, Pylemoor Manor Farm is an exceptional detached country residence set within approximately 8.25 acres, forming an attractive and manageable smallholding in a highly desirable semi-rural location. Thoughtfully modernised and enhanced by the current owners, the property now offers beautifully presented and highly versatile family accommodation, perfectly combining country living with excellent accessibility.

Enjoying a private setting with spectacular far-reaching views across the Devon countryside, the property benefits from a sense of seclusion while remaining just a few minutes from Tiverton, the A361 and an excellent range of local amenities. A private driveway leads to extensive parking and hardstanding areas, making the property well suited to those with equestrian, agricultural or lifestyle interests.

The accommodation is both spacious and flexible, comprising an **entrance porch** provides practical space for coats and muddy boots before leading into the welcoming **entrance hall**. A useful **boot room** offers additional storage.

The **office/snug** enjoys delightful countryside views and provides an ideal environment for home working. The **utility room** is fitted with a range of matching units, work surfaces, sink unit, and space and plumbing for both a washing machine and tumble dryer. A versatile **family room** benefits from a dual aspect, while the heart of the home is undoubtedly the impressive **kitchen/dining room**. This

beautifully appointed space features a range of cream wall, base and drawer units complemented by wooden worktops and an inset sink. There is space for a fridge/freezer, dishwasher and range cooker with extractor hood over. A central island incorporates additional storage and breakfast bar seating, while the dining area comfortably accommodates a large table and chairs, with doors opening onto the gardens.

Steps lead to the **inner hall**, where stairs rise to the first floor and access is provided to a **cloakroom** fitted with a WC and wash hand basin. The **snug** offers a further reception room with charming countryside views, while the spacious **living room** features a striking inglenook fireplace with inset newly installed 7kw wood-burning stove, creating a superb focal point.

FIRST FLOOR

The light-filled **landing** features a Velux window and loft access. **Bedroom Two** is a generous double bedroom with a side aspect, while **Bedroom Five** is a large single room with a Velux window. The contemporary **shower room** comprises a large walk-in shower, WC and wash hand basin. **Bedrooms Three and Four** are both comfortable double bedrooms, with **Bedroom Three** enjoying attractive views over the surrounding countryside. The impressive **principal suite** offers a spacious double bedroom with dual-aspect views and fitted wardrobes. A dedicated **dressing area** provides excellent additional storage and leads through to the luxurious **en-suite bathroom**, featuring a Jacuzzi bath, separate shower cubicle with mains shower, WC and wash hand basin.

OUTSIDE

Pylemoor Manor Farm is approached via a private concrete driveway flanked by attractive stone pillars, leading to a substantial gravelled parking area providing off-road parking for numerous vehicles. A further spur from the driveway leads to an additional hardstanding area situated behind the barn, ideal for trailers, machinery, recreational vehicles or further parking.

The gardens wrap around the property and are predominantly laid to lawn, interspersed with mature trees, shrubs and established hedgerows. Multiple seating areas allow residents to enjoy the stunning countryside views and sunshine throughout the day, whilst a productive vegetable garden provides an excellent opportunity for those wishing to grow their own produce.

THE BARN AND THE LAND

A significant feature of the property is the substantial barn (16m x 5.5m), which benefits from **lapsed planning permission (22/01725/FULL)**. The planning permission granted the conversion of the stone barn into a four-bedroom dwelling with ancillary car port.







The property's approximately **7 acres of pasture land** lie directly adjacent to the house with two gated access points - one of which provides direct access onto the bridleway path. Having been utilised for grazing livestock, the land is ideally suited to those seeking a smallholding, equestrian property or lifestyle home, with scope for a variety of uses subject to any necessary permissions. The property and gardens sit within a plot of about 1.25 acres.

SERVICES & OUTGOINGS

Mains electricity and mains water is connected.
Oil-fired central heating.
Drainage to a private, compliant system.
There is an Ohme Pro EV charging point installed at the property.
Council Tax: Band F - Mid Devon District Council.

SITUATION

Pylemoor Manor Farm is situated close to the picturesque village of **Washfield**, a charming Devon parish known for its attractive church, village hall and proximity to the River Exe.
The thriving market town of **Tiverton** lies approximately two miles away and offers an excellent range of shopping, healthcare, educational, banking and leisure facilities. The town also provides convenient access to the M5 motorway at Junction 27, Exmoor National Park and the North Devon coastline. Situated adjacent to Junction 27 of the M5, mainline rail connections to London are available at Tiverton Parkway.
The cathedral city of **Exeter** is approximately 18 miles to the south, while the county town of **Taunton** lies around 23 miles to the north-east, both offering an extensive range of commercial, cultural and recreational amenities.

DIRECTIONS

What3words:///**window.bookmark.everybody**

ADDITIONAL INFORMATION

Broadband: Broadband is available (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).





VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

5 Fore Street, Tiverton, Devon EX16 6LN

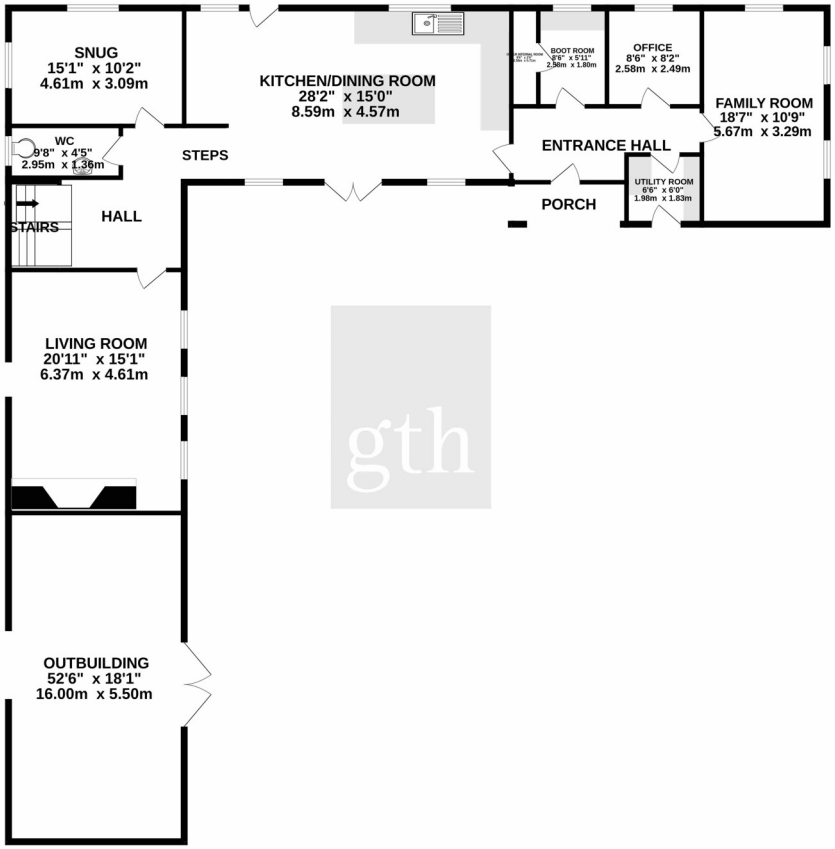
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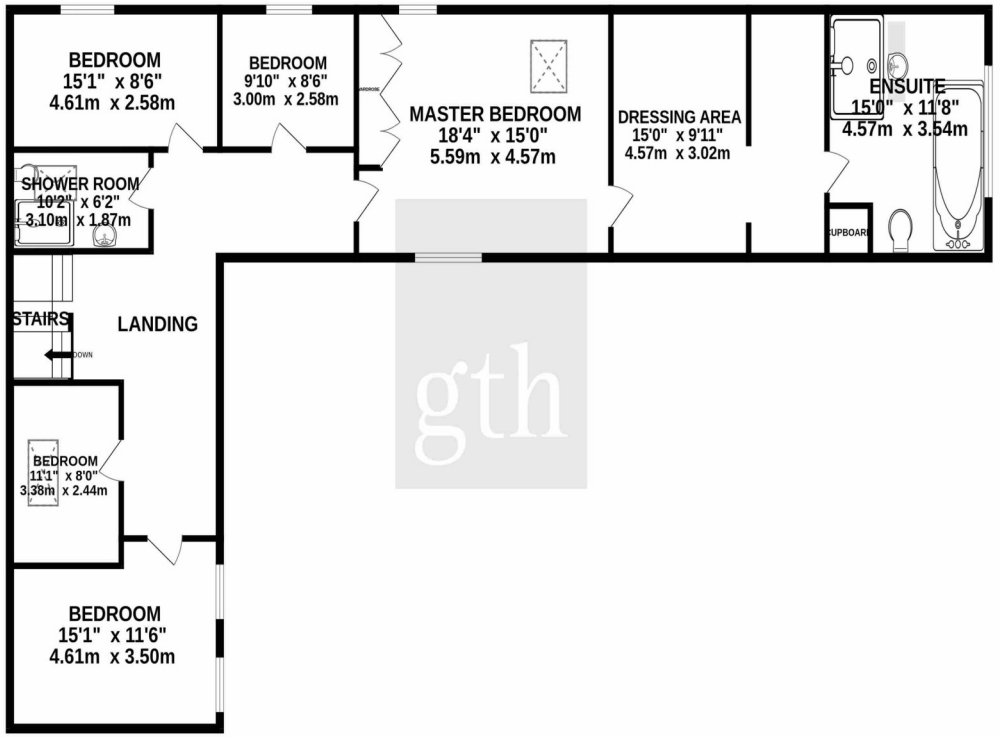
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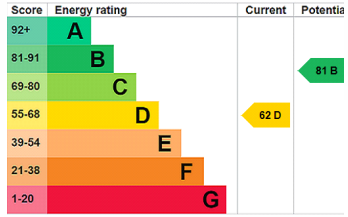
PYLEMOOR MANOR FARM, WASHFIELD

GROUND FLOOR
1985 sq.ft. (184.4 sq.m.) approx.



1ST FLOOR
1487 sq.ft. (138.1 sq.m.) approx.





IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.









