



24 TURNPIKE

SAMPFORD PEVERELL, NEAR TIVERTON, DEVON EX16 7BN

JACKSON-STOPS



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A STUNNING FAMILY HOME THAT HAS RECENTLY COMPLETED A COMPREHENSIVE REFURBISHMENT AND EXTENSION PROGRAMME, CONVENIENTLY LOCATED WITH WONDERFUL VIEWS



SUMMARY

- Bright spacious family home
- Sitting room
- Family room
- Kitchen / breakfast room
- Study
- Utility room
- 5 bedrooms, 1 en suite
- 2 shower rooms
- Annexe potential
- Lawned gardens
- Wonderful rural views
- Beautifully presented
- Detached garage
- Close to Blundells and Uffculme schools





SITUATION

Sampford Peverell is a pretty village with a thriving community, located close to the historic market Tiverton, this wonderful village has great facilities including two pubs, a shop-cum-Post Office, a farm shop, a doctor's surgery, a village hall, a primary school, a sports field, tennis courts, a Multi-Use Games Area, and a fun Play Park. The Grand Western canal runs through the middle of the village, providing scenic views and easy walking and cycling routes.

Transport links are excellent close to the M5, and Tiverton Parkway railway station. There are several well regarded primary and secondary schools within easy reach including Blundells and Uffculme schools.

DESCRIPTION

This stunning south facing family home has recently undergone a lengthy and comprehensive refurbishment and extension programme. Set in a wonderful position, and idyllically and conveniently located close to both the motorway and railway network and within the discounted zone for Blundells school. Representing an unrivalled lifestyle investment and located in a commanding position with far reaching views.

This beautifully presented home offers extensive imaginatively designed contemporary accommodation over two levels extending to around 3,000 square feet and enjoys spectacular far reaching views with an incredible vista. Liberally bathed in natural light thought-out with well-proportioned and versatile accommodation, and the potential of ancillary accommodation

offering the ability to accommodate an independent teenager, elderly relative, or generate a rental income STPP. The property is set within grounds extending to around half an acre, with many productive fruit trees, there is also a detached garage.

GARDEN & GROUNDS

The gardens extend to around half an acre they face and gently slope to the south, securely ring-fenced for children and animals they offer a great deal of potential, landscaped to include terraces, borders and lawns and offer views over the surrounding countryside, whilst also being sheltered and private. Established specimen trees are liberally interspersed, immediately to the rear is a of the house is a large terrace perfect for alfresco dining and entertaining whilst enjoying the far reaching views.

To the front there is a large gravelled parking turning area leading to the garage.

DIRECTIONS

Travelling West through Sampford Peverell the house is one of the last on your left hand side before leaving the village.



SERVICES

Mains gas mains water and drainage.

EPC Rating: D.

LOCAL AUTHORITY

Mid Devon District Council, Phoenix House, Phoenix Lane,
Tiverton. EX16 6PP. Tel. 01884 255 255.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc. are specifically excluded but may be available by separate negotiation.

VIEWING

Strictly by appointment with Jackson-Stops. Tel. 01392 214 222.

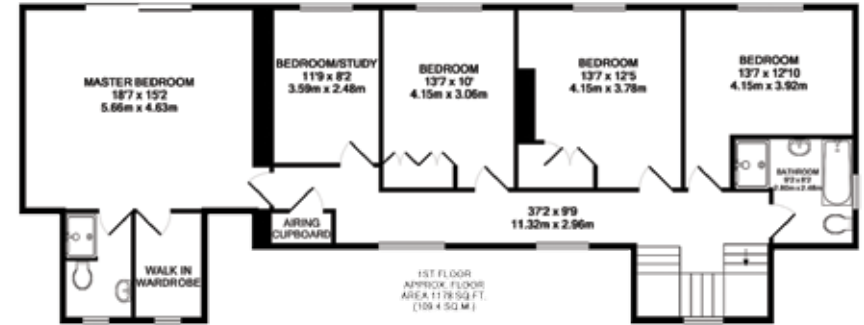
Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.

For sale by private treaty with vacant possession upon completion.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

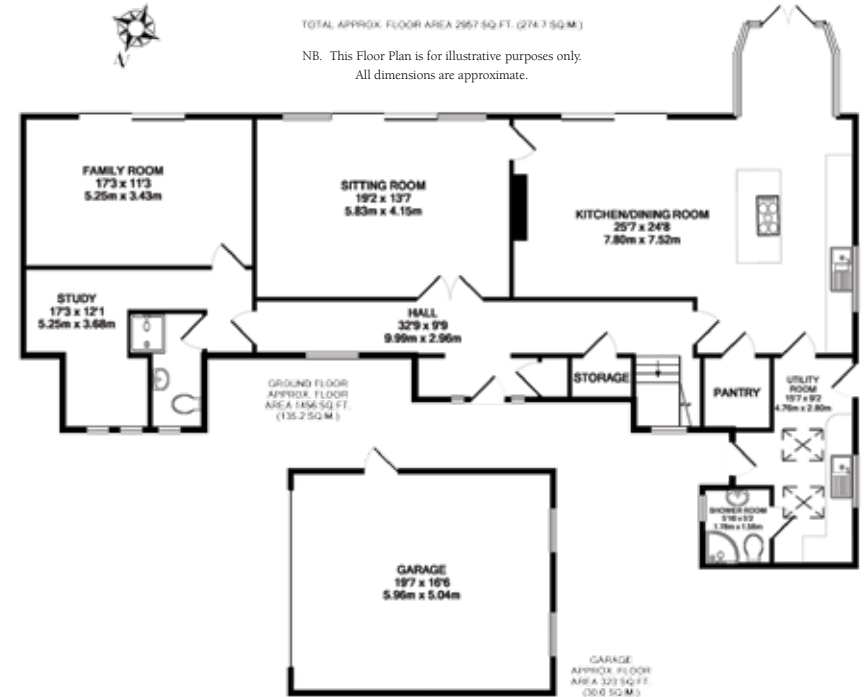


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TOTAL APPROX. FLOOR AREA 2967 SQ. FT. (274.7 SQ. M.)

NB. This Floor Plan is for illustrative purposes only.
All dimensions are approximate.



EXETER

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PROPERTY EXPERTS SINCE 1910



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