



Souhertons

Westleigh | Tiverton | Devon | EX16 7HY



A beautiful three bedroom large, detached house and a characterful barn with full planning permission for a detached Annex within the grounds

- Detached house
- 3 bedrooms
- 3 receptions
- Detached barn
- Full planning for annex
- Period home
- Large rooms throughout
- Pretty courtyard
- Garden
- Parking

Guide Price

£475,000

Tiverton [01884 253500](tel:01884253500)

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The Property

This is a fantastic property offering lots of potential and versatility.

This charming, 400-year-old detached building is full of character features and in a prominent position within the village.

The accommodation in the main house comprises of an entrance porch, kitchen/breakfast room with inglenook fireplace, pantry, utility room, cloakroom, dining room, sitting room with impressive feature fireplace and further ground floor reception area.

On the first floor are three bedrooms and a bathroom.

The impressive stone barn is laid out over two floors and has lots of features, this building will make an ideal annex.

The potential here is great and offers the buyer a blank canvas that could meet many requirements.

The main house and barn are separated by a pretty courtyard area.

The barn has full planning for a large, first floor, one bedroom annex, to include a kitchenette, dining area, lounge, study and bathroom. See MDDC ref-22/01371/HOUSE

The ground floor consists of a hall, two storerooms and a proposed dog shower room. Work on the barn began in January 2024 with stunning replacement windows, door and a rewire.

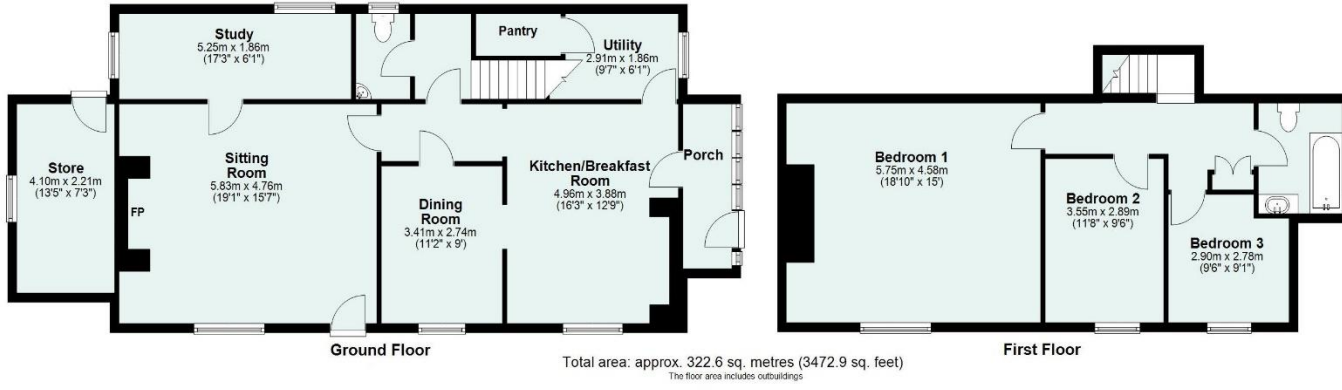




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Southertons, Westleigh, Tiverton, EX16 7HY



Utilities:

Mains electricity, water and drainage.

Council Tax:

Band E

Directions:

What3words - smothered.showdown.preoccupied
Google Plus Code - WMW6+8R
Lat/Long - 50.945811, -3.337940

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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