



Pear Tree House

Cove | Tiverton | Devon | EX16 7RX



Situated in an elevated position with superb panoramic views over open countryside, a spacious and well presented 4 bedroom detached home, with established gardens, double garage and parking.

- Well presented family home
- Kitchen/dining room and 3 reception rooms
- Master bedroom suite and 3 further bedrooms
- In all approx. 0.38 acres
- Far reaching views over surrounding countryside
- Garage and driveway with ample parking
- Oil-fired central heating
- Convenient location
- Tiverton c. 5 miles, Bampton c. 4 miles

Asking Price £600,000

Bampton

01398 332006

bampton@seddons.com



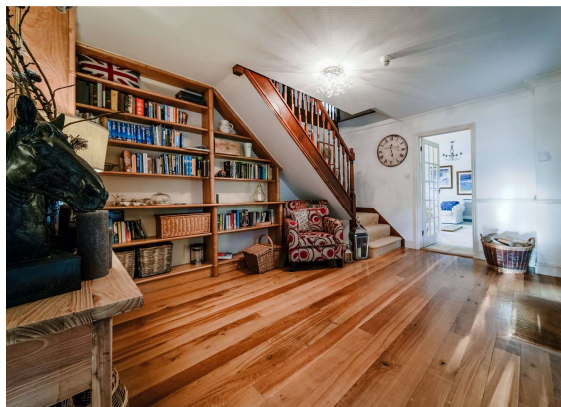


The Property

Pear Tree House lies in a superb elevated position with stunning views over the surrounding glorious Devon countryside. It is situated in the beautiful Exe Valley, on the edge of the small village of Cove which lies approximately 4 miles to the south of Bampton, a pretty country village with a good range of day to day amenities including an artisan baker, greengrocer, butcher, two convenience stores, pubs, restaurant, primary school and doctors surgery. The much larger market town of Tiverton lies 5 miles to the south with extensive local facilities including supermarkets, hospital, leisure centre, golf course and the property is within the 10 miles discount radius of the renowned Blundell's School.

The whole area is well known for its outstanding natural beauty with Exmoor National Park just 7 miles to the north and the beaches of the beautiful North Devon coast are only a 45 minute drive. The property is well located, having easy access to communication links including the A361 North Devon link road, M5 motorway and Tiverton Parkway railway station providing regular services to London Paddington in two hours.

A wonderfully spacious and well presented family home with established gardens, ample parking and a detached garage. The accommodation is bright and well proportioned with most rooms enjoying far reaching views over the surrounding countryside.



The ground floor comprises a welcoming entrance hall with wooden flooring and fitted bookshelving under the stairs, an impressive triple aspect sitting room with an inset woodburning stove and patio doors to the garden. The dining room has patio doors to a paved terrace and leads into the delightful farmhouse style kitchen/ breakfast room with an electric Aga.

Completing the ground floor is a study, utility room and cloakroom. On the first floor, leading off the landing, are four double bedrooms and a family bathroom with both a bath and separate shower. The master bedroom suite is particularly spacious with a separate dressing area with fitted wardrobes and an en-suite shower room.

Outside, the gardens adjoin farmland to the rear and are mostly laid to lawn with a pear and apple tree as well as a greenhouse. Immediately to the rear of the house, leading off the sitting room and dining room, is a paved terrace, perfect for al fresco dining and to enjoy the wonderful views. Beneath the house is a useful garden store room with light and power.

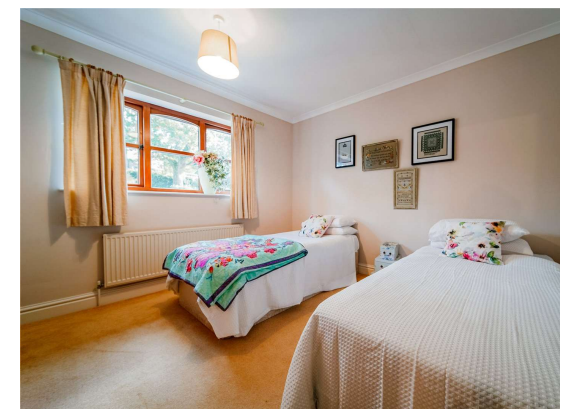
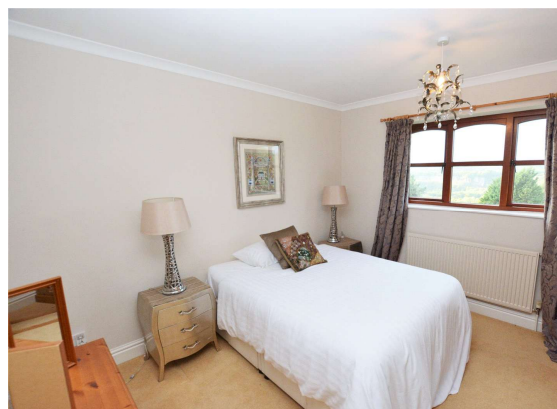
Please see the floor plan for the dimensions. The internal photos have been taken with a wide angle lens to show more of the rooms.

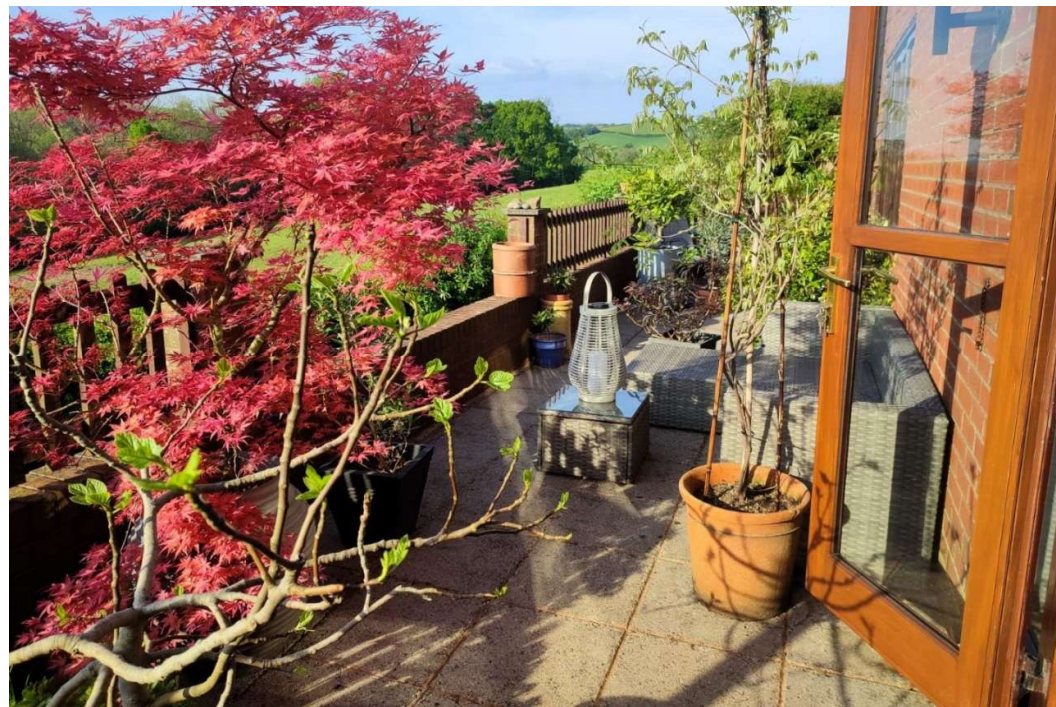
Tenure

Freehold

Local Authority

Mid Devon District Council





Pear Tree House, 2 The Paddocks, Cove, Devon, EX16 7RX



Utilities

Mains electricity and water connected. Drainage by way of a shared water treatment plant. Oil-fired central heating.

Council Tax

Band F

Directions

From Bampton proceed out of the town in the Tiverton direction joining the A396 at the Exeter Inn roundabout. Continue for approximately 4 miles, and upon reaching Cove turn left at the cross roads signed for Huntsham. Follow the lane up the hill for approx. half a mile, passing the Church on the left and continuing around the corner and the entrance to The Paddocks will be seen a short distance along on the left hand side. The entrance to the property will be seen straight ahead.

Energy Performance Certificate (EPC)

