



**Upper Dart**

Cadeleigh | Tiverton | Devon | EX16 8HJ



“Upper Dart, a 4 bedroomed character house nestled in a small hamlet with a 2-acre paddock, 4 acres of woodland hosting an array of wildflower, 2 outbuildings and a large double garage.

- Peaceful location
- Totalling 8 acres. Paddock, woodland and garden
- Beautifully decorated throughout
- 2 sitting rooms
- Large kitchen dining room & utility
- 4 bedrooms & 3 bathrooms
- Large, garden / orchard
- Large double garage and 2 outbuildings
- Plenty of parking
- 5 miles distance to excellent schooling

## Guide Price

£925,000

Tiverton **01884 253500**

tiverton@seddons.com







## The Property

Discover the charm of Upper Dart, nestled within a hamlet yet conveniently located only 4 miles from Tiverton's centre. This stunning property offers the perfect blend of rural retreat and accessibility, boasting 4/5 bedrooms, ample living spaces, and picturesque surroundings.

As you step inside, you're greeted by a welcoming lounge boasting open views and a cozy log burner, ideal for relaxing evenings. With 3 bathrooms and a cloakroom, convenience is key throughout the home. The spacious kitchen dining room is a focal point, featuring a halogen Range Master cooker, an elegant open roof lamp, and another inviting log burner, creating a warm and inviting atmosphere for gatherings. Adjacent is a convenient utility room housing washing facilities.

The ground floor offers versatility with a study or optional 5th bedroom, complemented by double aspect windows and patio doors leading to the outdoors. A second bedroom with an en-suite provides comfort and privacy.



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Upstairs, the main bedroom impresses with an en-suite featuring a large double shower and a generous walk-in wardrobe. Two additional bedrooms and a main bathroom complete the upper level, ensuring ample space for family or guests.

Outside, the property truly shines with a large garden, over 2 acres of meadow, and approximately 4 acres of woodland, offering endless opportunities for outdoor activities and exploration. Parking is abundant with space for several cars, alongside two outbuildings and a large double garage, providing ample storage and workspace.

Upper Dart is self-sufficient, fed by a natural spring and sewage managed by private waste treatment. With its idyllic setting and array of features, viewing is highly recommended to fully appreciate the charm and potential of this exceptional property in Cadeleigh.









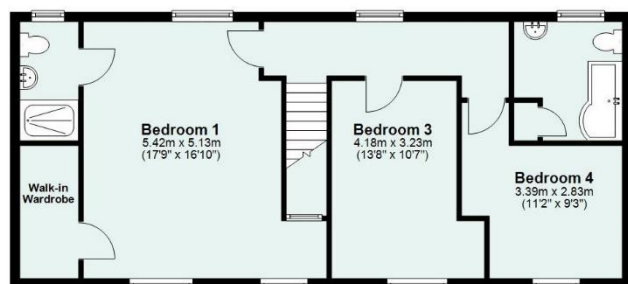




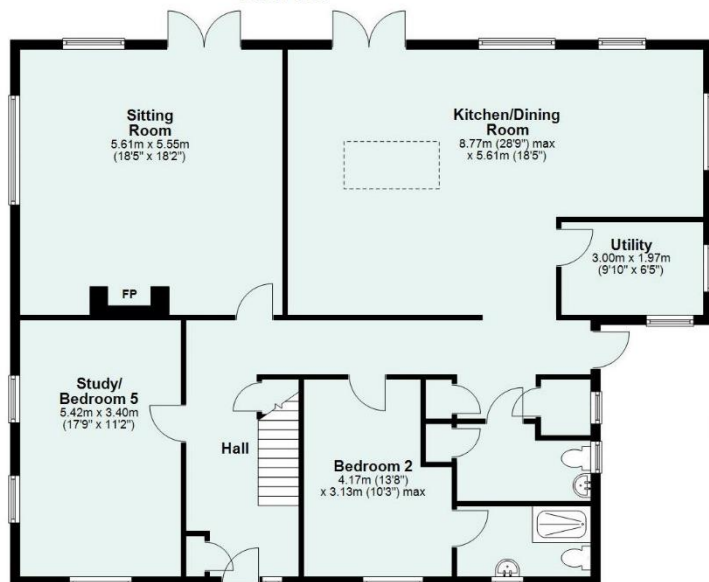




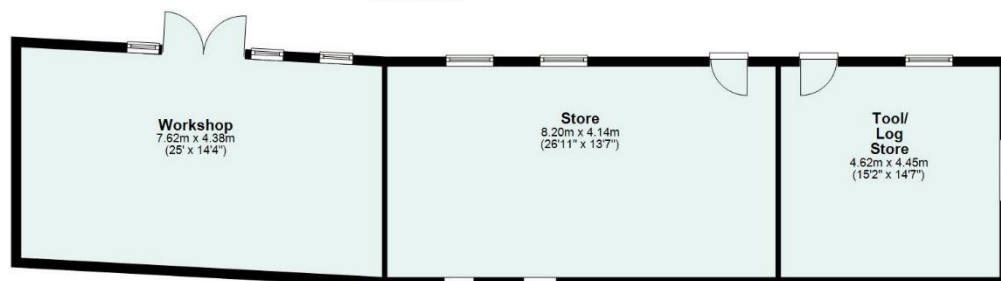
## Upper Dart, Cadeleigh, Tiverton, Devon, EX16 8HJ



First Floor



Ground Floor



Total area: approx. 369.8 sq. metres (3980.6 sq. feet)

The floor area includes outbuildings



### Utilities:

Mains electricity, natural spring water, private drainage and oil fired heating.

### Council Tax:

Band F

### Directions:

From Tiverton hospital. EX16 6NT

Exiting the hospital take the 3<sup>rd</sup> exit onto Kennedy Way/A3126.

At the next mini roundabout, take the 2<sup>nd</sup> exit onto Leat street.

After 0.2 mi. turn left onto Longdrag Hill.

After 0.1mi turn left onto Patches Road.

Continue up the hill and down the other side to the bottom and take a left onto Seven Crosses road.

After 1.7 miles and AFTER passing the triangle junction at Seven Crosses, take a right, signposted "Little Silver Cadeleigh"

Continue to the bottom of the hill, approx. 0.2 miles, over the small stone bridge and take your next right onto a private lane leading straight on, keeping right, until you see the sign of Upper Dart.

Park at the rear of the garage on your left.

What 3 words.

///insulated.chain.pioneered

Junction 27 of M5 - 11 miles

Exeter c. 15 miles

Taunton c. 24 miles

Tiverton c. 3.5 miles

Tiverton Parkway Station c. 12 miles