



Pylemoor Manor and Cottage

Washfield | Tiverton | Devon | EX16 9RF



“ Situated above the beautiful Exe valley, with terrific views, this extended farmhouse and detached cottage, offer a wonderful opportunity for multi-generational living or income potential.

- Extended Farmhouse with wonderful views
- Grade II Listed
- Large kitchen with a vaulted ceiling
- 3 reception rooms and 2 studies
- 4 bedrooms
- Bathroom, cloakroom, and a shower room
- Rural but easily accessible
- Double garage and additional store
- Gardens and paddock

Guide Price

£900,000

Tiverton **01884 253500**

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Pylemoor Manor

The property is situated overlooking the Exe Valley, just north of Washfield, which in turn lies just outside Tiverton. The views over this wooded valley are simply stunning. Misty mornings, as the sun rises, and the valley lies shrouded in cloud are just beautiful - and the floor to ceiling glazed elevation overlooking it certainly makes the most of the views.

The house itself is very impressive. Believed to have been built in the 16th Century, it has been extended over time to include in brief, a large vaulted ceilinged kitchen, three reception rooms, two studies, four bedrooms, a bathroom, and a shower room.

From the kitchen, steps lead up to a raised 'gallery / snug', and with this elevation being glazed from floor to ceiling, it really makes the most of the wonderful view. Below this is an additional dining area. I suspect the owners spend an awful lot of time in this section of the house.

The sitting room has an interesting moulded beamed ceiling and a large inglenook with an inset woodburning stove.

There is plenty of opportunity to work from home, with a useful office space just off the sitting room, but a more secluded office at the back of the house beyond the rear lobby and utility room.

Four bedrooms provide space for all of the family and served by a large family bathroom, with a bath and separate shower cubicle, next door to which is a separate cloakroom. There is also a ground floor shower room which is found just off the living room.

There is plenty of living space at Pylemoor, with a huge amount of character, and an excellent finish to all aspects.

Pylemoor Manor, Washfield, Devon, EX16 9RF



Total area: approx. 296.3 sq. metres (3188.8 sq. feet)

The floor area includes outbuildings

“ How many times do you read about a property that has an annex or potential? Pylemoor Cottage is certainly one to be envious about!

- Perfect for extended family or potential income
- Detached cottage with separate utilities
- Spacious accommodation
- Beautifully appointed kitchen
- Large utility space / hobby room
- Dining room / lounge
- First floor living room
- 2 large bedrooms with en-suite bathrooms
- Separate parking

Pylemoor Cottage

How many times have you heard that a property has an annex or annex potential? After viewing, have you been disappointed with the results?

In this case, it is just as much about the annex as it is the house. You wouldn't feel guilty putting mother-in-law in there. In fact, you might want to live in the annex and put the in-laws in the house with the kids!



Whilst the house offers plenty of accommodation, this two-bedroom cottage, which is deceptive in its description, is the size of a four-bedroom house.

The cottage has been finished exceptionally well. The owners of the house moved into it themselves, so this was their opportunity to create a home that suited their needs. The spacious kitchen offers marble work surfaces, a central island unit, travertine tiled under floor heating, an oil-fired Aga, electric oven, integrated fridge freezer, microwave and plenty of storage. The utility room has been arranged so that the white goods are at one end, next to a cloakroom, but there is plenty of space for a large table and chairs, and significant storage with wall to wall built in cupboards. A further ground floor reception room could be used as a dining room but was previously used as a library / music room.

On the first floor the vaulted ceiling to the sitting room gives a feeling of space, the woodburning stove keeping you nice and cosy, and the two large bedrooms have beautifully appointed en-suite bathrooms. Under floor heating throughout provides a lovely warm home with no unsightly radiators. The cottage comes with its own block paved drive for parking.

Location

Pylemoor enjoys a semi-rural location, easily accessible, private but not isolated.

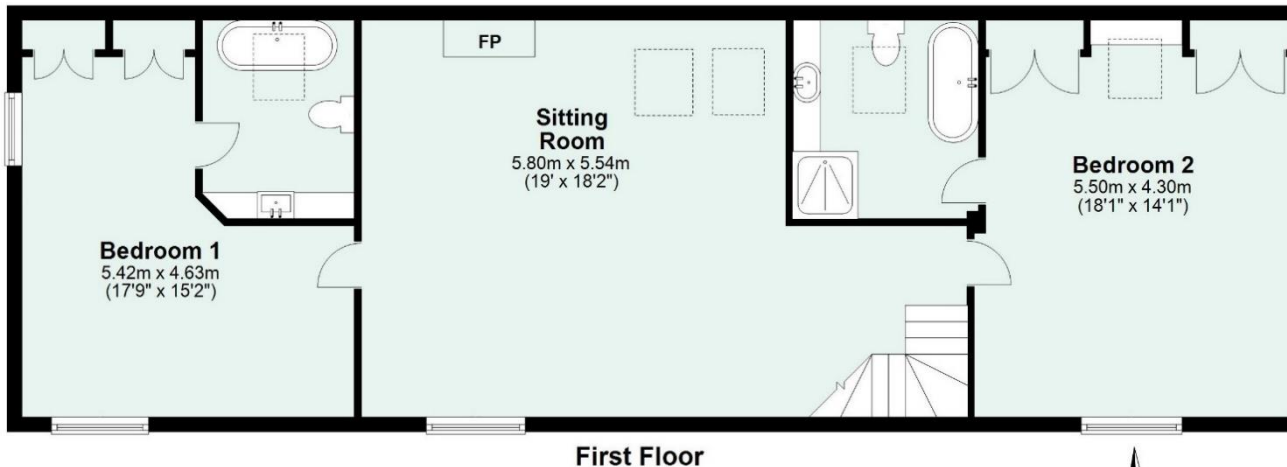
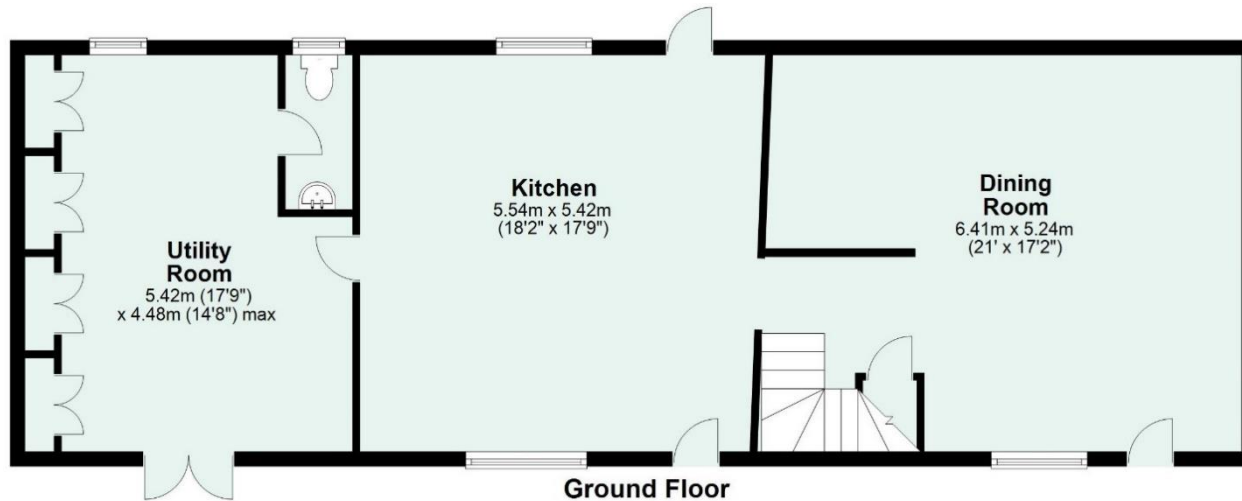
The villages of Washfield and Stoodleigh are both within striking distance, both of which have an active community with many events being held at each of the village halls. There is a choice of local pubs and eateries, including the Stoodleigh Inn, the Red Lion at Oakford and the very popular Hartnoll Hotel is found at Bolham.







Pylemoor Cottage, Washfield, Devon, EX16 9RF



Total area: approx. 183.9 sq. metres (1979.5 sq. feet)



Utilities:

Each property is independently connected to mains electricity and water. Private drainage and oil-fired central heating.

Council Tax:

Pylemoor Manor: Band F / Pylemoor Cottage: Band A

Directions:

Head up the North Devon Link Road for about 4 miles and turn right, signed for Stoodleigh at the top of the hill. Follow this lane for just over a mile and then turn right, signed Washfield. About another mile on, just after the sharp left turn, bear left (straight on). The top of the drive will be seen directly ahead of you as you get to a sharp right turn.

The market town of Tiverton is a short drive away, and via the motorway, Exeter and Taunton are within easy reach. Tiverton has the popular Blundells Independent School and its associated preparatory school.

The popular Tiverton Golf Course and Tiverton Parkway Golf Centre and driving range lie within easy reach for the keen golfer. Exeter Chiefs, at Sandy Park, and Somerset Cricket Club in Taunton, are also easily accessible.

Washfield 1 mile

Stoodleigh 2.3 miles

Tiverton c. 4 miles

Exeter c. 20 - 25 miles