



Mountain Oak Farm, Annexe & Holiday Cottage

Sampford Peverell | Devon | EX16 7EG



An attractive farmhouse with the benefit of an adjoining annexe and a holiday cottage, perfect for dual occupancy and/or income potential. All in this popular Mid Devon village!

- Farmhouse, Annexe and Holiday Cottage
- Beautiful character features
- 3 receptions
- 4 bedrooms
- 4 bathrooms
- Gardens & parking
- Great location
- Excellent road and rail access
- Close to the canal

Asking Price

£695,000

Tiverton

01884 253500 / tiverton@seddons.com





The Property

Mountain Oak Farmhouse, Annexe and Holiday Cottage is set in this popular, bustling village, close to our lovely canal, and brimming with amenities including a pub, a village hall, bus service, village shop and thriving village community spirit; this is a very attractive purchase.

It is in an excellent position, on the edge of the village and with easy access to Tiverton Parkway rail station and junction 27 of the M5. This is a very sought-after area, mainly due to being within the prestigious Uffculme school catchment area and its great communication/travel links.

The flexible accommodation comprises not just the conventional farmhouse, but an adjoining annex AND a holiday cottage. Thus, the property would suit dual occupancy or someone potentially looking to gain an income.

THE FARMHOUSE

The farmhouse is of a substantial age and is full of character features, with the benefit of not being listed, many improvements have been undertaken over the years but there is the scope for a new owner to undertake further improvements and really put their stamp on the house.

I was so pleasantly surprised upon entering the house, it is so spacious and light. The internal wall is so typical of a period cottage, with lath and plaster and exposed wooden beamed walls - a real showpiece! To your left is the sitting room; a traditional room with wooden beam and the largest inglenook fireplace I think I have ever encountered!

The dining room is sizeable and sits across the hall with another pretty fireplace in situ. At the back of the house is the farmhouse kitchen, with a traditional range of units, Rayburn (not currently used), plenty of space for informal dining and all your appliances. At one end is the conservatory, a great extra reception room having French doors to the garden. There is a handy boot room, from which an internal door leads to the annexe, and at the other end of the kitchen, a large utility room with separate larder and WC. Upstairs really does not disappoint There are three double bedrooms, all with ensuite shower rooms and a smaller bedroom,

a rear landing, airing cupboard and family bathroom.

The front of the house has a south facing outlook where a sun terrace will be found. Steps lead down to a formal 'Victorian' garden with ornate privet hedging and well stocked borders just ready to bloom as the warmer weather brings the garden back to life. The majority of the garden is a level lawn, perfect for a quick game of football, and a large west facing patio has been laid to the side of the house which catches the afternoon sun right through into the evening. At the rear of the house is a large parking area, which can be shared by the guests in The Acorns, and a large timber garage with power and light connected.

THE ANNEXE

Can be accessed via the main house or independently and is a pretty-stone built cottage to the rear of the farmhouse. The owners removed the fitted kitchen to create a large office space, but this could be easily reinstated. The kitchen/dining room is open plan to the lounge with French doors to the patio, and a gas fired cast iron stove. There is one bedroom here and a shower room.

ACORNS - HOLIDAY COTTAGE

This lovely little addition has separate access and offers nicely proportioned holiday accommodation. it is geared up for wheelchair access, with tiled flooring and wider doorways to suit.

It presently provides a good income in the region of £16,000 to £17,000 p.a. The lounge/dining room is a super-size, offering further sleeping space by way of a sofa bed. The living area is open plan to the kitchen area. There are two shower rooms here making the space flexible and the bedroom is a great size with French doors to the outside patio.

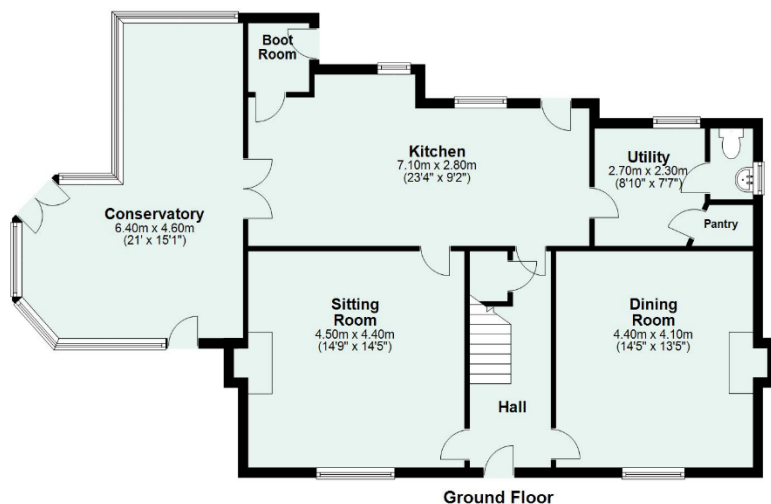
IMPORTANT INFORMATION

Mountain Oak Farm and the Annexe is currently held on a separate land registry title to The Acorns. We have been reliably informed that the titles can be unified for a purchase.

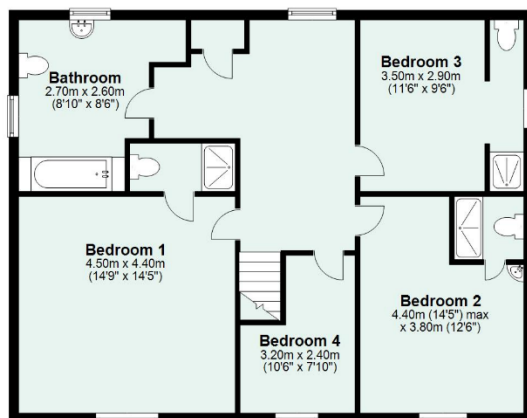




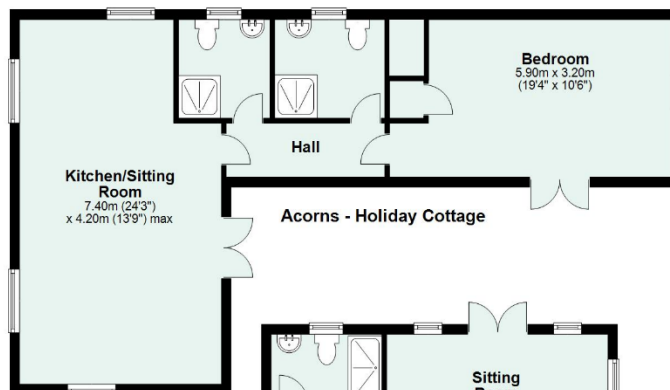
Mountain Oak Farmhouse, Lower Town, Sampford Peverell, Tiverton, Devon, EX16 7EG



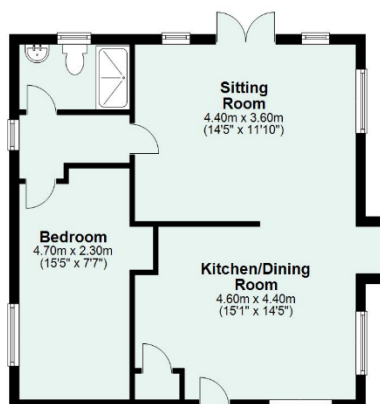
Ground Floor



First Floor



Acorns - Holiday Cottage



The Annexe

Total area: approx. 329.1 sq. metres
(3542.5 sq. feet)

Services

Main's electricity, gas and water. Drainage to private Klargester.

Council Tax

Farmhouse Band F

Annexe Band A

EPC

Separate EPCs for house and annexe – both E.

Directions

From junction 27 of the M5 motorway, take the A361 towards Tiverton, immediately then taking the slip road off to Sampford Peverell. Bear left at the top of the slip road and continue along here, past Tiverton Parkway turning on your left. The property will be found just along on the right-hand side.

Energy Performance Certificate (EPC)

Main Farmhouse

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			9
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)		48	
F (21-38)			
G (1-10)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	