



Olands, Lower Washfield

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# Olands, Lower Washfield, Tiverton Devon EX16 9PG

A delightfully secluded detached home with enchanting gardens and grounds, in a calm rural setting

Tiverton 3.5 miles, M5 (Jct 27) 9.5 miles,  
Tiverton Parkway mainline station 11 miles (2  
hours to London Paddington), Exeter 17 miles

Sitting room | Office | Kitchen/dining area  
Pantry | Principal bedroom with en suite shower  
room | 3 Further bedrooms | Family bathroom  
Cellar with work room | 2 Garages | Gardens  
EPC Rating C

## The property

Olands is a beautifully appointed detached family home, set in a secluded position and surrounded by rolling Devon countryside. The property offers up to five bedrooms and light, airy accommodation with modern, understated styling and magnificent views across the surround landscape.

The house features a comfortable sitting room on the ground floor with a dual aspect and a fireplace fitted with a woodburning stove. There is also an office, which could be used as a bedroom if required, plus a spacious, open-plan kitchen and dining area. There is a partially separate seating area at one end of the room with panoramic windows affording views across the fields and woodland, while the dining area has plenty of space for a family dining table. The kitchen itself has contemporary units in white, a central island and integrated appliances.

Upstairs there are four well-presented double bedrooms, including the principal bedroom with its dual aspect and en suite shower room. The first floor also has a family bathroom with an over-bath shower. Additionally, the house has a cellar for home storage with an adjoining work room.

## Outside

The house is situated at the end of a single track lane and has delightful gardens, rolling fields, meadows, and woodlands for a sense of peace and seclusion. The gardens include a splendid paved terrace for al fresco dining, partially shaded by a wooden pergola and bordered by beds with various colourful flowering perennials. The grounds provide meadows and paddocks which could be used for grazing livestock, as well as an orchard, a small vineyard, a polytunnel and two garaging blocks.

## Location

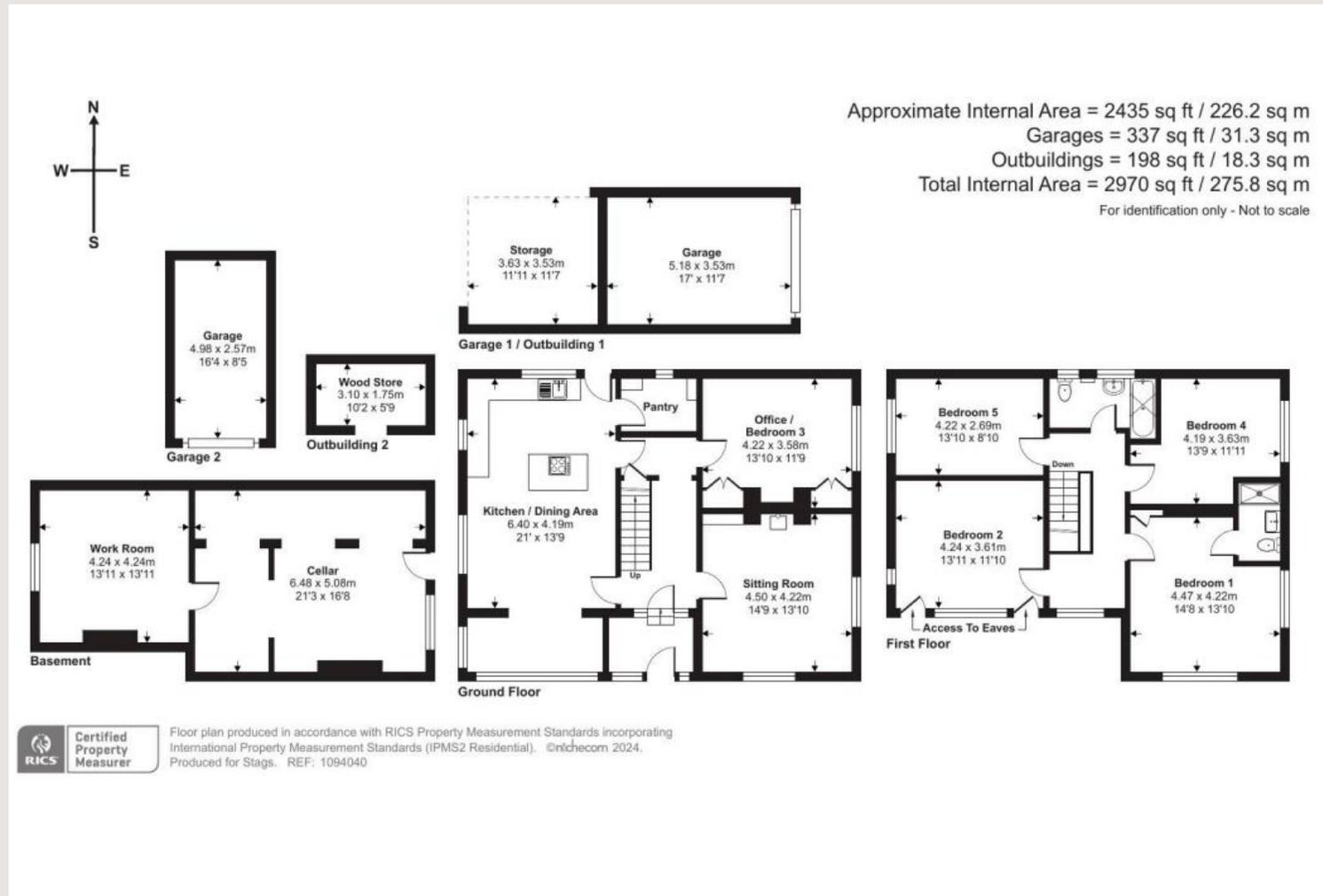
Olands occupies a picturesque rural setting, with the bustling Mid Devon town of Tiverton being just over three miles away. Tiverton offers an excellent selection of local amenities and facilities, including superb shopping and supermarkets, and a wealth of restaurants, pubs and cafés. The area benefits from a selection of schools, including Tiverton High School and the reputable Blundells school, with Olands being in the school discount zone.

The location of the property offers fantastic walking, riding and cycling routes, with the beautiful Exmoor National Park to the north, and the rugged North Devon coastline to the northwest,

The M5, nine miles away, offers easy access to Exeter to the south, and towards Bristol to the north, while Tiverton Parkway mainline station, around 11 miles away, provides fast services to London Paddington, taking approximately two hours.







**Directions**

From Exeter, take the M5 north and leave at junction 27. At the roundabout, take the first exit onto the A361. After 6.4 miles, take the third exit at the roundabout onto the A396 and continue for 2.7 miles before turning left onto Iron Bridge. Take the first left after crossing the bridge and after 0.4 miles, take the lane on your right. What3Words///budget.barn.scanty brings you to the property's driveway.

**General**

**Local Authority:** Mid Devon District Council  
**Services:** Mains electricity and water. Private drainage which we understand may not be compliant with current regulations. Further information is being sought. Heating via air-source heat pump  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>  
**Council Tax:** Band F  
**Tenure:** Freehold  
**Guide Price:** £950,000

**Exeter**

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