



Woodside, Lower Washfield, Devon

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Woodside

Lower Washfield, Tiverton, Devon EX16 9PG

An attractive family home with flexible accommodation in a secluded setting, with stunning views of the Devon countryside

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

Open-plan sitting area/kitchen/dining room
Drawing room | Study | Utility | Cloakroom
Principal bedroom with en suite bathroom
Three further bedrooms, two en suite | Large store | Lift | Double garage | Large garden
Extensive terrace with wonderful views | EPC rating B

The property

Woodside is a beautifully presented detached property that provides light and airy accommodation with high-quality modern fittings and neutral, understated styling throughout. The house has good eco credentials including an air source heat pump, modern biogas drainage and an EPC rating of B.

The heart of the home is the L-shaped open-plan kitchen and dining room, which has tiled flooring and bi-fold doors opening onto the extensive south-facing terrace with wonderful views. The kitchen itself has stylish shaker-style units in grey, a central island with a breakfast bar and a range of integrated appliances including a fridge freezer, dishwasher, wine cooler, double oven, microwave, hob and an extractor fan. Also on the ground floor, there is a comfortable sitting room and a useful study, as well as one double bedroom en suite, which could be used as an additional reception room if required. A lift leading to the entrance porch can be accessed via the garage.

The generous-sized principal bedroom is found on the first floor with its en suite bathroom, while there is one further double bedroom en suite also on the first floor. Additionally, there is a fourth bedroom, which adjoins bedroom three and could be used as a dressing room or home office if required.

Outside

There is an underground double garage below the property, with parking also available in front on a gravel driveway. Steps lead to the elevated terrace area with its magnificent countryside views, with the large garden also including areas of lawn to the front and rear, and a variety of shrubs, trees and hedgerow. There is also a long store providing garden storage space.

Location

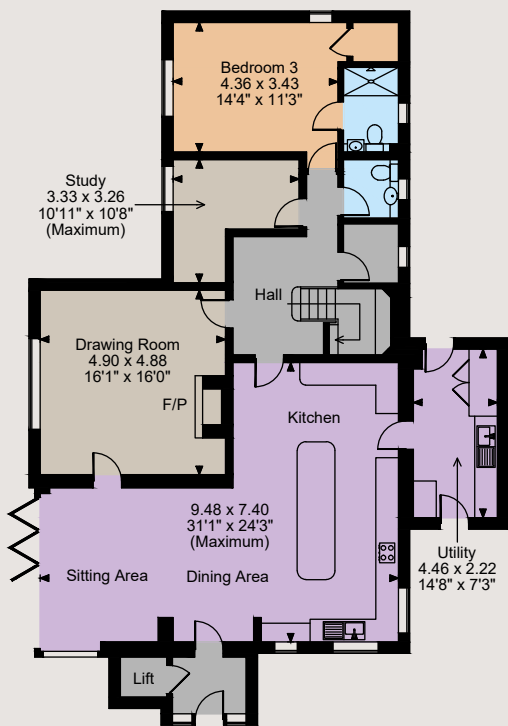
Woodside occupies a peaceful rural setting towards the end of a single track lane, surrounded by stunning rolling countryside. The bustling Mid Devon town of Tiverton is just over three miles away, offering an excellent selection of local amenities and facilities, including superb shopping and supermarkets, and a wealth of restaurants, pubs and cafés. Tiverton also provides a good selection of schools, including Blundells and Tiverton High School.

The M5, approximately 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. The area offers superb walking, riding and cycling routes, with the beautiful Exmoor National Park to the north, and to the northwest, the rugged North Devon coastline.

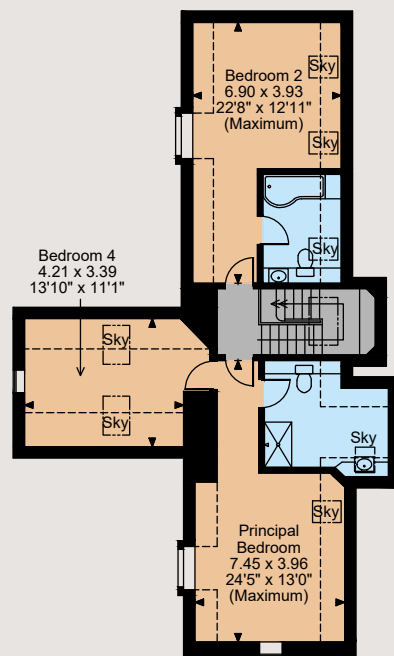




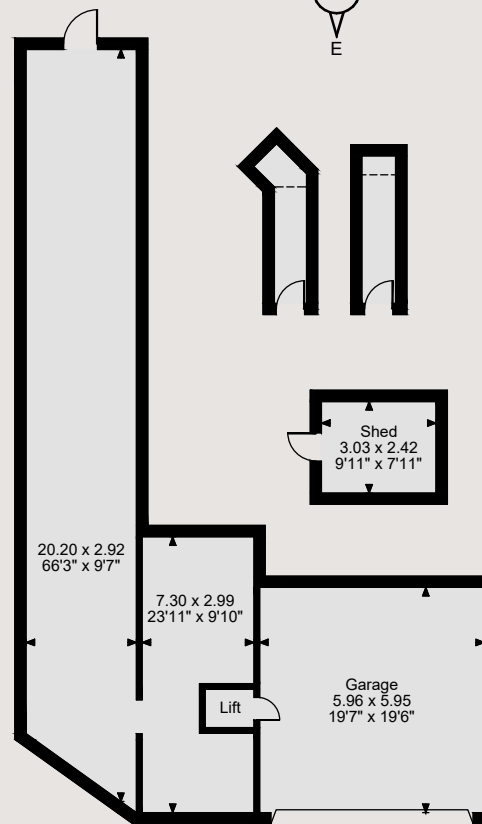
Floorplans
 House internal area 2,199 sq ft (204 sq m)
 Garage internal area 397 sq ft (37 sq m)
 Cellar, External rooms, Shed internal area 966 sq ft (90 sq m)
 For identification purposes only.



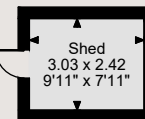
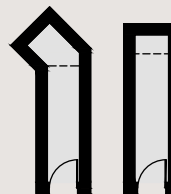
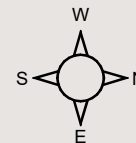
Ground Floor



First Floor



Cellar



Shed
3.03 x 2.42
9'11" x 7'11"

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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Directions

From Exeter, take the M5 north and exit at junction 27, taking the first exit at the roundabout onto the A361 towards Tiverton. After about 6.5 miles, at Bolham Roundabout, take the third exit onto the A396. After 2.7 miles, turn left onto Iron Bridge and then take the first turning on your left, signposted for Washfield. After approximately half a mile, take the lane on your right, and you will find the property on the right.

General

Local Authority: Mid Devon District Council
Services: Mains electricity and water are connected. Drainage to a private modern biodigester. Air source heat pump supplying the central heating and domestic hot water. There is under floor heating in the ground floor.
Council Tax: Band F
Tenure: Freehold
Asking Price: £800,000

Exeter

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