



Fourwinds, Shillingford, Devon

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Fourwinds, Shillingford, Devon EX16 9AU

A substantial residential and commercial complex with two beautifully presented bungalows, a business unit, extensive outbuildings and approximately 6.1 acres

Bampton 1.7 miles, Tiverton 8.5 miles, M5 (Jct 27) 10.0 miles, Tiverton Parkway mainline station 10.5 miles (1 hour, 57 minutes to London Paddington), Exeter 22 miles

Bungalow 1: Drawing room | Sitting room
Kitchen/breakfast room | Three bedrooms
Family bathroom | EPC rating E
Bungalow 2: Open-plan living area and kitchen
Principal bedroom with en suite bathroom | Two further bedrooms | Shower room
Annexe: Sitting room | Kitchenette | Bedroom
Shower room | Cloakroom
Outbuildings: Commercial unit | Three barns
Stables | Tack room | Garaging block | Stores
Garden | Swimming pool | Approximately 6.1 acres

The property

Fourwinds offers a unique opportunity to own a commercial and residential smallholding totalling over 30,900 sq ft on the edge of the village of Shillingford, surrounded by beautiful rolling Devon countryside. The complex offers two three-bedroom bungalows, a one-bedroom annexe, a commercial unit and extensive outbuildings including equestrian facilities all set in approximately 6.1 acres of well-maintained grounds.

The first bungalow has two immaculate and well-proportioned reception rooms, including a welcoming drawing room and a dual aspect sitting room with a contemporary woodburning stove. The generous 27ft open-plan dining area and kitchen adjoins the drawing room and is fitted with wooden kitchen units and

has a range cooker. There are also three well-presented double bedrooms, all of which have built-in storage, as well as a family bathroom with a bath and a separate shower unit. In the second bungalow there is a beautifully appointed, 27ft open-plan kitchen, dining area and sitting area. The kitchen has skylights overhead, shaker-style units to base and wall level, a butler sink and integrated appliances, while the sitting area features a woodburning stove. This bungalow also includes three double bedrooms, including the principal bedroom with an en suite bathroom. In addition, there is a family shower room. The lower ground floor level provides separate access to the annexe which comprises a sitting room, kitchenette, a double bedroom and a shower room. The bungalows and annexe provide versatile accommodation options with opportunities for multi-generational living or income potential subject to obtaining the necessary consents. The accommodation could also easily be converted back into one large family home.

Outside

At the entrance to the property there are two sets of gates, one opens onto a spacious concrete courtyard in front of the large commercial unit, while the other provides access to the accommodation and outbuildings. The commercial unit is set on two levels with almost 5,500 square feet of rentable space. It is currently divided into four businesses. The additional outbuildings comprise over 18,000 square feet and include three substantial barns currently used as workshops and machinery and vehicle stores as well as a stabling block and tack room providing equestrian facilities. The gardens surrounding the accommodation features areas of well-maintained lawn to the front and rear, paved terracing and pathways and an outdoor swimming pool with its own sun terrace. An adjoining 3.5 acre paddock provides ideal pasture for grazing livestock or for exercising horses.











Location

Fourwinds is in a picturesque rural setting on the edge of the small village of Shillingford, eight miles north of Tiverton and just moments from the beautiful Exmoor National Park. The small town of Bampton, less than two miles away, provides several everyday amenities including local shops, a small supermarket, a doctor's surgery and a primary school, while there is additional primary schooling in the surrounding villages. Tiverton offers further amenities including high street shops, large supermarkets, leisure facilities and a choice of schooling, including the independent Blundell's School. Approximately 22 miles away is the cathedral city of Exeter, which offers a wide choice of cultural activities with theatres, the RAMM museum, an arts centre and a wealth of good shopping and restaurants, including John Lewis and a Waitrose supermarket. There are several primary and secondary schools, both state and independent, and Exeter University is recognised as one of the leading universities in the country. The area is well connected by road, with the M5 14 miles away offering routes towards Exeter, Taunton and Bristol, while Tiverton Parkway mainline station runs direct services to London Paddington in just under two hours.

Fourwinds, Shillingford
Commercial Unit internal area 5,448 sq ft (506 sq m)
Garages internal area 3,378 sq ft (314 sq m)
Barns & Stables internal area 18,165 sq ft (1,687 sq m)
Store internal area 501 sq ft (47 sq m)
Total internal area 27,492 sq ft (2,554 sq m)



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

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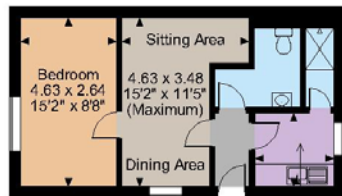


Floorplans

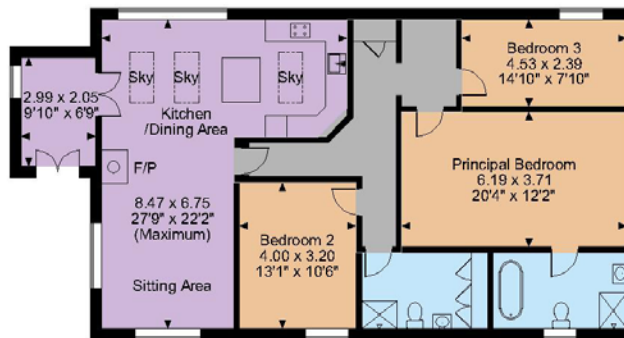
Bungalow 1 internal area 1,600 sq ft (149 sq m)
 Bungalow 2 internal area 1,385 sq ft (129 sq m)
 Annexe internal area 429 sq ft (40 sq m)
 Total internal area 3,414 sq ft (318 sq m)
 For identification purposes only.



Main Bungalow 1



Annexe



Main Bungalow 2

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Directions

From Exeter, follow the M5 in the direction of Tiverton. At junction 27, take the exit and at the roundabout take the first exit onto the A361. Continue on the A361 for 6.4 miles, then at Bolham Roundabout, take the third exit onto the A396. After 5.2 miles, at the roundabout, take the second exit onto the B3227, then continue to follow the B3227 for 3.1 miles, passing through Bampton before turning left, by the old Baptist chapel. Turn left again at the junction, and you will find the property on the right.

What3Words///farms.throat.thank brings you to the property's driveway.

General

Local Authority: Mid Devon District Council

Services: Mains electricity and water. Private drainage.

Council Tax: Band F

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £1,750,000

Exeter

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