



Lower Town, Sampford Peverell, EX16

Nestled in a highly sought-after, semi-rural pocket of the beautiful village of Sampford Peverell, this substantial four-bedroom detached residence offers an exceptional balance of spacious family living, sweeping countryside views, and peaceful privacy.

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DESCRIPTION:

Boasting an expansive architectural layout spread across two floors, the property stands proudly on a generous plot with meticulously maintained mature gardens, an integrated double garage, and a stunning first-floor balcony designed to soak in the surrounding rolling hills.

A bright and central hallway welcoming you into the home, providing access to the primary ground-floor living areas and stairs leading up to the first floor.

The primary sitting room is a warm, inviting space centered around natural light, which flows seamlessly into a beautiful, curved front sunroom. The bay windows offer a delightful vantage point over the front gardens.

A dedicated, formal dining space positioned perfectly off the hallway, featuring wide windows that look out towards the front lawn.

A generous, country-style kitchen fitted with plenty of wooden wall and base cabinetry, tiled splashbacks, and dual skylights that flood the room with morning light. A central island extends out into a casual breakfast bar, making it a perfect hub for family life. A separate utility room and a ground-floor bathroom are located just off the rear corridor.

Tucked quietly away on the wing of the ground floor are two very comfortable double bedrooms, one

served by an en-suite bathroom. This wing also features a secondary, private side sunroom with external access—ideal as a peaceful reading snug or guest space.

Arriving at the top of the stairs, you are greeted by an expansive first-floor landing and sitting area. French doors open directly onto a fantastic elevated balcony enclosed with glass balustrades, offering panoramic views over the garden and neighbouring countryside.

The first floor hosts two incredibly spacious double bedrooms set under characterful sloping ceilings. One side features a dedicated first-floor WC and a separate walk-in storage cupboard, ensuring ample hidden storage space.

The property sits amidst wrap-around country gardens featuring large expanse of manicured lawn, established flowerbeds, and statement mature trees and shrubs that create natural boundaries and excellent privacy.

A sweeping tarmac driveway leads to the front of the home, providing parking for multiple vehicles, a boat, or a caravan. This leads directly to the integrated double garage, fitted with a wide roller shutter door, power, and lighting.

Situated in the heart of Sampford Peverell, the property benefits from an idyllic village lifestyle while remaining incredibly well-connected. The village is highly regarded for its excellent local amenities, popular school catchments, proximity to the Grand Western Canal for scenic walks, and superb commuter links via the nearby M5 motorway and Tiverton Parkway railway station.



AT A GLANCE:

Substantial detached four-bedroom family residence
 Highly desirable and picturesque location in Sampford Peverell
 Impressive first-floor balcony with far-reaching rural views
 Choice of multiple reception rooms, sunrooms, and a first-floor sitting area
 Spacious farmhouse-style kitchen with dedicated island & breakfast bar
 Generous wrap-around gardens, mature shrubs, and open lawns
 Large double garage & expansive tarmac driveway with ample parking
 Excellent versatility and potential for multigenerational living

PROPERTY INFORMATION:

Council Tax: Band E - Mid Devon
 Services: Mains Electric, Mains Electric and Main Gas, Septic Tank
 Broadband: Superfast Fibre Available Within This Postcode, Fibre to the Cabinet Broadband
 Mobile Signal: You are likely to get good coverage.
 Tenure: Freehold

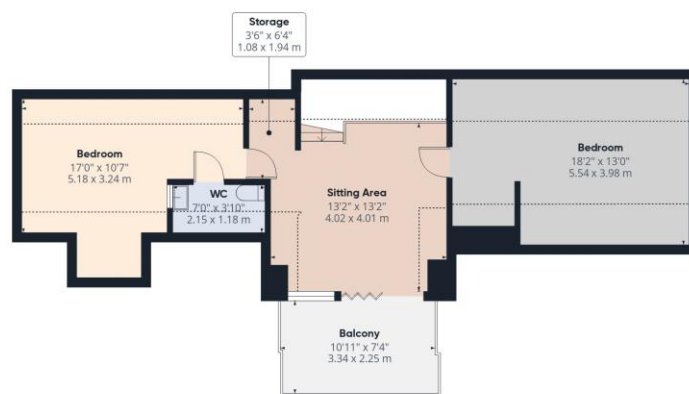
Directions:-

Using the what3words app, search:-

[hesitate.ditched.indulges](https://www.what3words.com/?q=hesitate.ditched.indulges)



Ground



Floor 1



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