



Pennymoor, Tiverton, EX16 8LX

Asking Price £425,000

Wayside stands as an expansive four-bedroom family home nestled in the heart of Pennymoor. Boasting a generously proportioned garden, it offers a sprawling expanse that seamlessly merges with the picturesque countryside surroundings.

Winkworth

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DESCRIPTION:

Wayside presents ample living space, featuring a master bedroom complete with an ensuite bathroom and a walk-in wardrobe. Additionally, it boasts a generously sized kitchen, dining room, and a sunlit conservatory, perfect for enjoying the scenic views.

Pennymoor is a charming village located near Tiverton in the picturesque county of Devon, England. Situated amidst the rolling hills and verdant countryside of the Devonshire landscape, Pennymoor embodies the quintessential charm and tranquillity of rural life. The property is situated at the outskirts of a quaint cluster of homes, with its rear boundary adjoining expansive fields offering breathtaking rural views that stretch across miles of Devon countryside to the distant silhouette of Dartmoor. Approximately 7 miles away lies the bustling market town of Tiverton, boasting a plethora of amenities including a well-equipped town centre, schools, a hospital, leisure centre with swimming pool, among others.

As you step into Wayside through its welcoming entrance porch, you'll find the study to your left a versatile space ideal for either home office use or as a playroom. On the right, opposite the office, you'll discover the cloakroom. The generously proportioned sitting room awaits straight ahead, boasting a large window that frames the breathtaking countryside views at the rear of the house. Additionally, this inviting space features a sizable log burner, perfect for cosy evenings in. With its array of wooden wall and base units, the spacious kitchen is adorned with dual aspect windows offering views of both the front aspect.

Offering plentiful storage, it accommodates an American-style fridge/freezer along with extra under-counter space. Seamlessly connected to the dining room, this culinary hub also features a pantry, conveniently housing the washing machine and tumble dryer. The dining room offers ample space to accommodate a family-sized dining table alongside other furnishing. Adjacent to it, the conservatory extends from the dining area, providing a delightful extension for relaxation or entertainment.

First Floor: - On the first floor, you'll find four bedrooms, with the master bedroom boasting ample space and a large rear-facing window. Concealed behind sliding wardrobe mirror doors, a walk-in wardrobe offers generous storage. The ensuite features a bath, separate shower, sink, and WC. The remaining bedrooms are all doubles, and the family bathroom is equipped with a bath, separate shower, WC, and sink.

Outside: - The expansive back garden boasts a predominantly grassy landscape, offering ample space for outdoor activities and relaxation. Nestled within this green expanse, you'll find a charming patio area, perfect for hosting gatherings. Adjacent to the patio, a well-appointed decking area adds a touch of elegance, providing a versatile space for outdoor dining, lounging, or simply soaking up the sunshine. Together, these carefully curated elements create a harmonious outdoor retreat, inviting residents to enjoy the beauty and serenity of their surroundings. A workshop offers secure storage solutions, ensuring belongings are safely stowed away. Situated beside the house, the driveway offers ample off-road parking space, accommodating multiple vehicles with ease.

The property is accessed via a shared access point.



AT A GLANCE:

- Detached House
- Large Enclosed Garden
- Stunning Countryside Views
- Master Bedroom with Ensuite and walk in wardrobe.
- Three Further Double Bedrooms
- Extended Conservatory
- Off Road Parking

PROPERTY INFORMATION:

- Services: Gas central heating, mains electric, water and sewage.
- Broadband: Ultra-fast fibre Broadband Available Within This Postcode (checked on Openreach 15.04)
- Mobile Signal: You are likely to get good coverage (checked on Ofcom 15.04)
- Tenure: Freehold
- Council Tax Band B

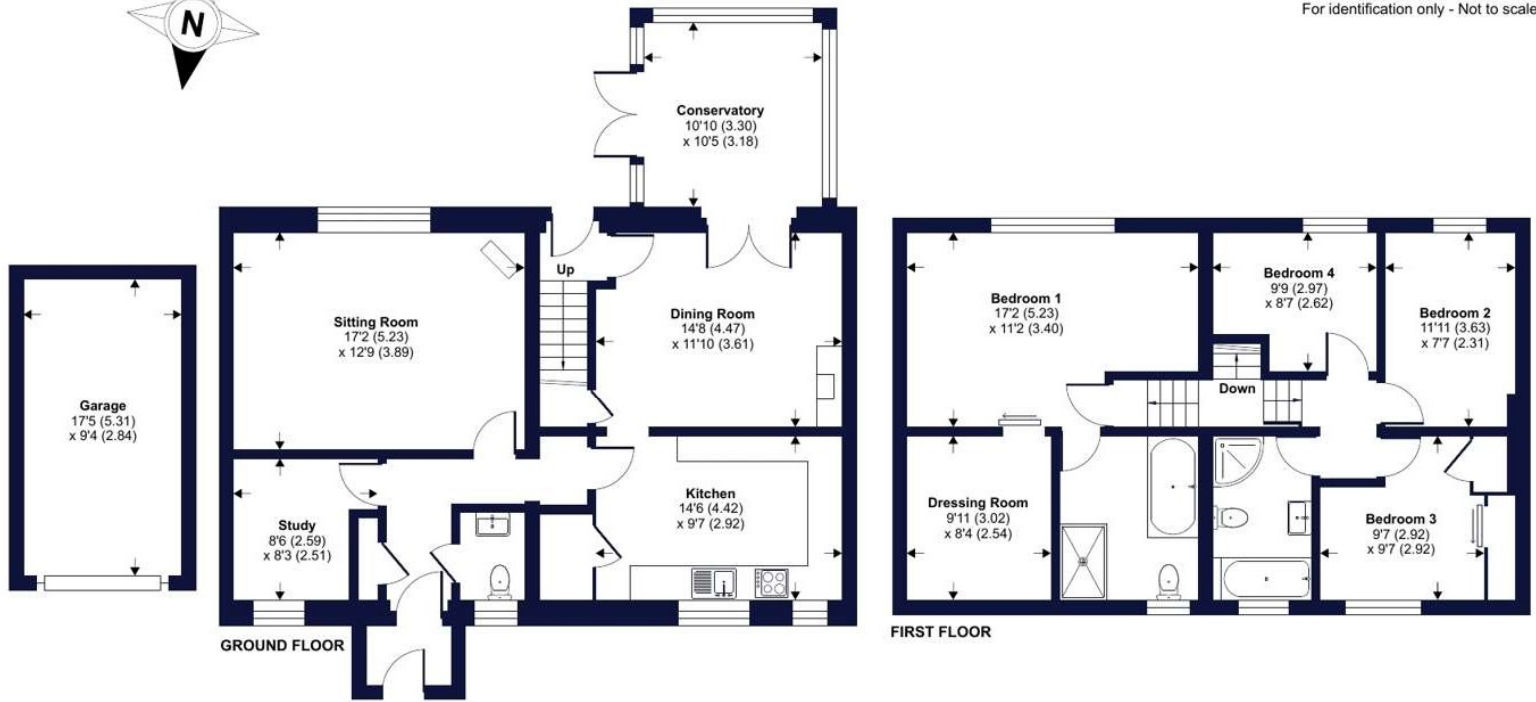
Wayside Pennymoor, Tiverton, Devon, EX16

Approximate Area = 1709 sq ft / 158.7 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1872 sq ft / 173.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1117000

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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