



Lower Washfield. Tiverton. EX16 5NA

Brookvale is a truly special country property, occupying a private and picturesque position in the much-loved village of Lower Washfield, surrounded by beautifully established gardens and grounds extending to approximately 2.4 acres.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



DESCRIPTION:

Brookvale is a property with a rare sense of place. Offering an exceptional combination of space, character, versatility, and natural beauty, this individual 3/4-bedroom chalet bungalow occupies a wonderfully private position within approximately 2.4 acres of mature and beautifully varied grounds in the sought-after rural parish of Washfield yet is only around 2½ miles from Tiverton.

Approached via a generous gravelled driveway, Brookvale immediately creates a sense of arrival. The house sits comfortably within its grounds, surrounded by mature trees, established planting and colourful borders, with the driveway providing extensive parking and access to the range of useful outbuildings.

It is, however, the grounds that truly set Brookvale apart.

Extending to approximately 2.4 acres, they offer an unusually diverse combination of sweeping lawns, established formal and informal gardens, mature trees and shrubs, orchard, woodland, ponds and areas of natural planting. A charming stream meanders through the grounds, crossed by an attractive arched pedestrian bridge and providing a wonderfully tranquil focal point.

The gardens have an established, almost timeless quality, with different areas revealing themselves as you move through the grounds. There are open lawns for recreation and entertaining, colourful, and mature borders, secluded areas beneath the trees, orchard space and more natural areas bordering the stream and woodland. The combination creates an exceptional outdoor environment with something to enjoy in every season.

For keen gardeners, the grounds provide an abundance of opportunity; for those simply looking for somewhere to escape the pace of everyday life, the tranquillity and privacy are equally compelling. The mature planting, water and woodland also create an attractive environment for wildlife, while the stream and bridge add a particularly charming feature rarely found with a village property.

The accommodation is equally versatile, with the principal living space arranged predominantly over the ground floor and offering excellent flexibility for modern family life.

The welcoming living room provides a comfortable central reception space, while the impressive open-plan kitchen/dining room forms the heart of the home. Designed around a bespoke Partridge kitchen, this is a room with

both character and practicality, providing an excellent setting for everyday family life as well as entertaining friends and family.

Further living accommodation and a number of bedrooms are arranged on the ground floor, together with bathrooms and an ensuite. One of the bedrooms currently lends itself particularly well to use as a home office or additional reception room, illustrating the adaptability of the accommodation.

The first floor provides further versatile space, including a bedroom/living area and bathroom. This arrangement could work particularly well for guests, older children, extended family, or those requiring independent space, while also offering excellent potential for those working from home.

The result is a home that can adapt to different stages of life rather than dictating how its occupants must use it.

Another significant advantage is the extensive range of outbuildings, providing a level of storage, workshop and ancillary space rarely associated with a property of this type.

These include a substantial garage/store, additional useful buildings such as the greenhouse, open barn as you enter the driveway and the static caravan. A particularly attractive character stone outbuilding originally a forge adjoining the driveway. There is also a separate sunroom, positioned to take full advantage of the setting and offering wonderful views across the gardens and grounds.

The sunroom provides an especially appealing space from which to appreciate Brookvale throughout the seasons. With views extending across the extensive lawns, mature gardens, and planting, towards the orchard, woodland, and wider grounds, it offers a peaceful vantage point from which to enjoy the changing landscape without having to step outside.

Whether used as a quiet sitting room, somewhere to read and relax, a garden room, entertaining space or simply a place to enjoy the views, it adds another dimension to the property.

Together with the extensive grounds and other outbuildings, it makes Brookvale particularly appealing to buyers looking for space, flexibility, and a genuine connection with the surrounding landscape.

There is a wonderful sense of discovery to the grounds. From the house and sweeping lawns, the gardens extend into mature planting, orchard, and woodland, with the stream quietly winding through the landscape.

The arched bridge provides a delightful route across the water, while the pond and established planting create additional focal point. There are numerous opportunities for seating, entertaining and creating individual garden areas.



AT A GLANCE:

Individual three/four-bedroom chalet bungalow offering versatile accommodation, character and the flexibility to adapt to modern family life.

Approximately 2.4 acres of private grounds, combining sweeping lawns, established gardens, mature trees and planting, orchard, woodland and ponds.

A charming stream runs through the grounds, complete with an attractive arched pedestrian bridge, creating a wonderfully peaceful and distinctive setting.

Beautifully established gardens with a natural sense of discovery, secluded areas, colourful borders and opportunities for entertaining, gardening and relaxation.

Bespoke Partridge kitchen and open-plan dining space, providing a characterful and practical heart to the home.

Exceptional versatility, with predominantly ground-floor accommodation plus further first-floor living/bedroom space, ideal for family, guests, working from home or independent living.

Sunroom overlooking the grounds, offering a peaceful vantage point across the lawns, gardens, orchard and woodland and allowing the surrounding landscape to be enjoyed throughout the seasons.

Extensive range of outbuildings, including a substantial garage/store and characterful stone outbuilding, providing excellent scope for storage, workshops, hobbies and equipment.

Peaceful Lower Washfield setting with a strong community feel, while being only approximately two miles from Tiverton and its shops, cafes, restaurants, leisure facilities and everyday amenities.

Excellent accessibility without sacrificing its rural character, with Junction 27 of the M5 approximately 6.8 miles away and Tiverton Parkway providing mainline rail connections towards Exeter, Bristol, and London Paddington.

PROPERTY INFORMATION:

Council Tax: Band E - Mid Devon

Services: Oil Fired Heating, Solar Panels, Septic Tank and Mains Electric
Broadband: Superfast Fibre Broadband Within This Postcode. Fibre to the Cabinet.

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

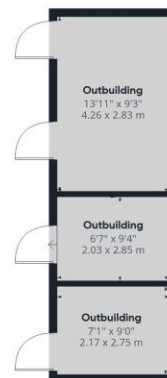
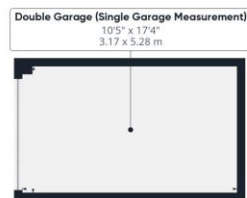
Using the what3words app, search:-
gazes.enchanted.rationed



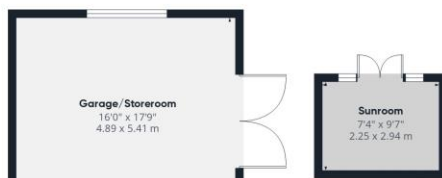
Ground Building 1



Floor 1 Building 1



Ground Building 2



Ground Building 3

Ground Building 4

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.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk