



## West Pilliven, Witheridge, EX16 8QD

Guide Price £995,000

**HELMORES**  
SINCE 1699

# West Pilliven

Witheridge, Tiverton

- Detached Farmhouse with No Near Neighbours
- Set in 8.31 acres with wonderful rural views
- Tiverton by car can be reached in 20 minutes
- Spacious accommodation of 250sqm / 2,700sqft
- Five bedrooms & two en-suites (one found downstairs)
- Huge living room & kitchen diner, plus utility boot room
- Detached agricultural barn with potential for planning (STP)
- South-facing gardens including a sun deck
- Certified for glamping with scope to further increase income
- Pony paddock, small lake, three further fields, plus woodland areas

Introducing West Pilliven, a magnificent detached unlisted farmhouse situated in the idyllic countryside near Witheridge, Devon. Nestled on a spacious 8.31-acre plot with stunning far-reaching rural views, this property offers a serene and private lifestyle, with no near neighbours to disturb your tranquillity.

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Located just 1 mile from Witheridge's amenities and a short 20-minute drive to Tiverton, West Pilliven combines the charm of rural living with convenient access to nearby towns.

Spanning an impressive 250sqm / 2,700sqft, the house boasts spacious and versatile accommodation. With five bedrooms, including two en-suites (one conveniently situated downstairs) there is ample room for a growing family or accommodating guests, and the large master bedroom boasts a vaulted ceiling and dressing area.

The heart of the home is the expansive 28ft living room with a wood-burner at one end and fireplace to the other and the 30ft farmhouse kitchen diner, complete with LPG Aga and new engineered oak flooring providing a comfortable and welcoming space for gatherings and entertaining. A utility boot room adds practicality and convenience to everyday living, with an additional Belfast sink and a cool larder for food storage. There is a WC off the entrance hall, two staircases serving upstairs, LPG gas central heating throughout and the property is fully double glazed.



West Pilliven offers additional opportunities with several outbuildings, including two detached barns, with potential for creating additional residential/holiday dwellings (subject to obtaining necessary consents). The large barn lies next to the pony paddock, so it could also be used for stabling and/or the keeping of other animals. Numerous storage facilities and the spacious open-front barn provide ample space for any machinery and hobbies.

Enjoy the beauty of the outdoors in the south-facing gardens, complete with a sun deck (12m x 4m) where you can relax and soak up the sunshine, with a few steps down to a level lawn. To the side is a level grassed area, fruit trees, vegetable plots and greenhouse.

The property also includes a certified glamping site consisting of two decks for yurts, each with their own kitchen facilities, toilets and a shared shower unit. The property includes a pony paddock, three additional fields, and woodland areas and a large pond/small lake adds a picturesque touch to the landscape, providing opportunities for equestrian pursuits, as a smallholding, or simply enjoying the surrounding natural beauty.

Don't miss the chance to experience the blissful countryside lifestyle offered here, contact us today to arrange a viewing and explore the endless possibilities this exceptional property has to offer.

Please see the floorplan for room sizes.

Current Council Tax: E (£2,776pa)

Utilities: Mains electric, water, telephone, broadband and LPG tank

Broadband within this postcode: Superfast Enabled

Drainage: Private sewage treatment plant

Heating: LPG gas central heating

Listed: No

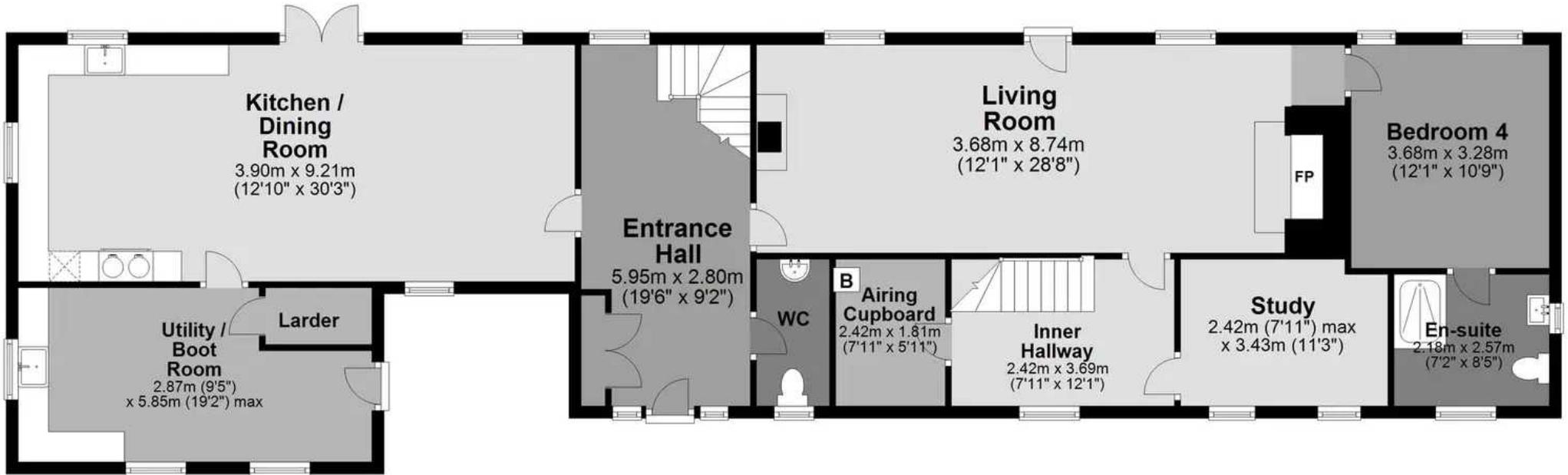
Tenure: Freehold





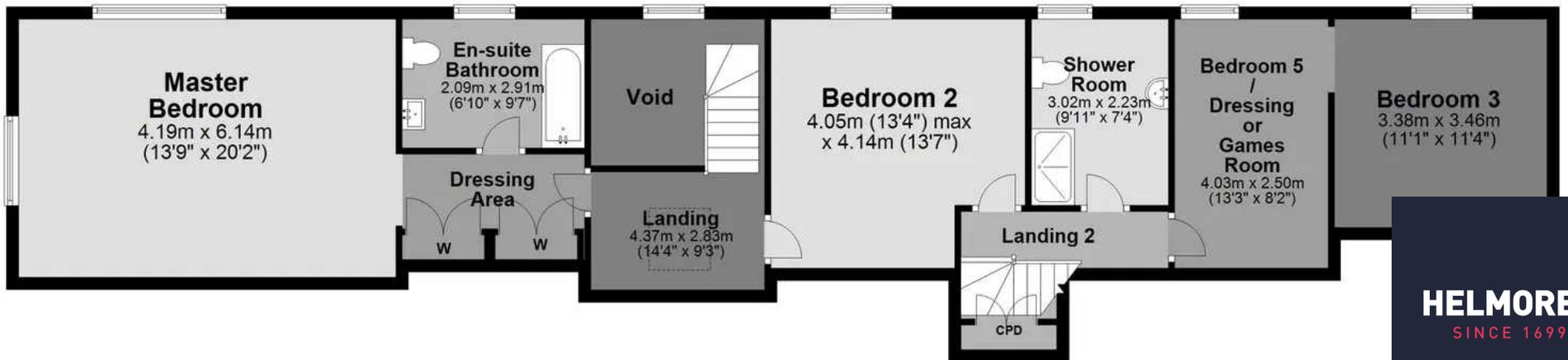
### Ground Floor

Approx. 148.4 sq. metres (1597.5 sq. feet)



### First Floor

Approx. 103.7 sq. metres (1116.6 sq. feet)



Total area: approx. 252.1 sq. metres (2714.0 sq. feet)

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WITHERIDGE is a large village in a secluded part of Devon, between Dartmoor and Exmoor – known commonly as the gateway to the ‘Two Moors Way’, an epic hiker’s trail. Close to the village are some enchanting woodland walks, including, the magical ‘Tarka Trail’ at Eggesford – a 20-min drive away. Its annual fayre ‘St John’s’ is one of the oldest in the country (est 1248) and offers lots of traditional displays, such as morris dancing, folk music and maypole dancing. Like many bigger villages Witheridge has a modern shop/ post office with all the essentials. There are three local inns, ‘The Mitre’ is in the village, and ‘The Thelbridge Cross’, and ‘The Mount Pleasant’ are nearby – all have good reviews on trip adviser. The nearest towns are Crediton, 11 miles south and Tiverton, 10 west.

DIRECTIONS: For Sat-Nav, use “Hazy Valley Glamping, Witheridge” as the post code covers a wide area.  
What3Words: ///[tonight.cool](https://www.what3words.com/#!/en/tonight.cool),reflected





# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

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