



STAGS

Hill View House



Hill View House

Pennymoor, Tiverton, EX16 8LR

Tiverton 9 miles - Exeter 12 miles

- Just Under 3,000 sq ft
- Superb Reception Space
- Stylish Kitchen
- Rural Location
- Attractive Fittings
- Light & Spacious
- Double Garage
- Gardens

Guide price £575,000

SITUATION

The property is situated in a quiet and peaceful unspoilt rural area, surrounded by beautiful rolling countryside. Pennymoor is approximately three quarters of a mile away and has a popular village pub.

Tiverton is a thriving and active market town which, in addition, has a full range of shopping facilities including hospital and sports centre/leisure complex, 18 hole golf course, excellent schooling facilities including Petroc College and Blundell's public school.

From Tiverton the A376 dual carriageway links to the M5 motorway at Junction 27. Adjacent to this is Tiverton Parkway Railway Station, approximately 7 miles from Tiverton, with an intercity link to London Paddington taking approximately 130 minutes.

Exeter is positioned to the south and is within easy commuting distance, providing all the facilities associated with a major regional city and has its own famous Cathedral and University.

DESCRIPTION

Built to high exacting standards by a renowned local developer, Hill View House is a brand new property set in a



A brand new contemporary home with breathtaking views.





lovely position near to the village of Pennymoor. The features are;

- Superb views over the countryside to Dartmoor from most rooms
- Excellent reception space including staircase and dining hall and sizable sitting room with triple aspect, fireplace with inset woodburning stove.
- Quality craftsmanship including timber casement double glazed windows, bi-fold doors opening to the garden from the sitting room and an attractive timber staircase.
- Impressive fitted kitchen with extensive units, work surface and wall units as well as an island. Concealed and integral large fridge and separate large freezer, and dishwasher. Range cooker with double oven, separate grill, 5 zone ceramic hob with separate warming zone and further warming oven with extractor fan over.
- Further rooms including utility, study, cloakroom, double garage with internal access, spacious and light landing on the first floor.
- 4 excellent bedrooms including en-suite bathroom and family bathroom, both with elegant suites including a bath and separate oversized shower cubicles and attractive fittings.
- PV solar cells cleverly laid into the garage roof for minimal impact
- Double timber gates leading to the gravel driveway with ample parking beside the garage.
- Landscaped gardens with minimal work required

VIEWING

Strictly by prior appointment through the agents, Stags, on 01884 235705.

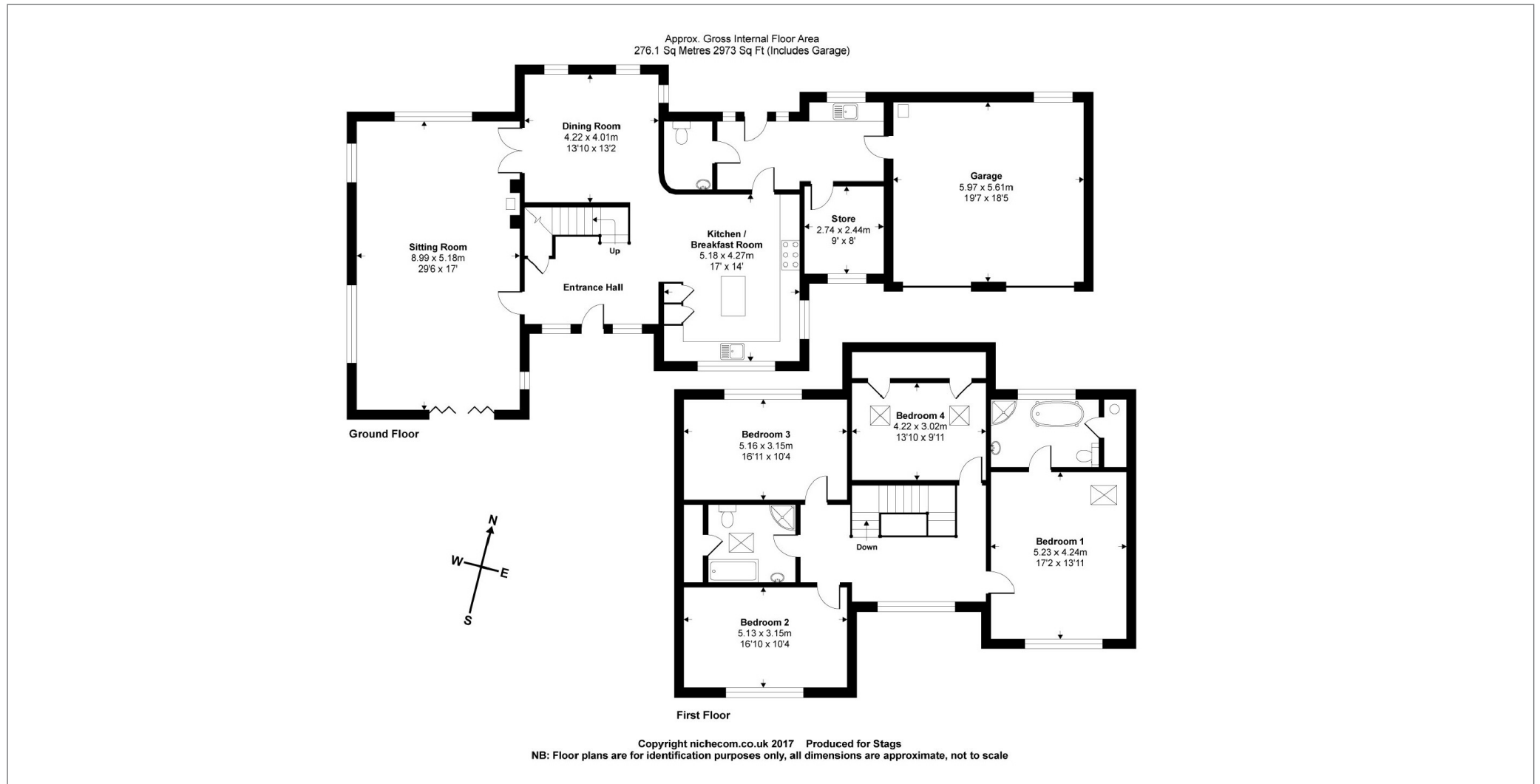
DIRECTIONS

From Tiverton take the B3137 towards Witheridge. Proceed through Withleigh and up through Cruwys Morchard woods and at Pages Cross turn left signposted Pennymoor, proceed past Cruwys Morchard village hall and church bearing around to the right towards Pennymoor. At the next T-junction turn right signposted Pennymoor. In the centre of Pennymoor at The Cruwys Arms follow the signs for Poughill and Puddington and as you leave the village beside the garage bear to the left following signs for Pouhill. Proceed for just over half a mile, passing Hill Farm and the property will be found on the right hand side.

SERVICES

Mains water and electricity, supplemented by PV solar cells on the roof. Private drainage.





These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
Most energy efficient - lowest running costs			
92-100	A		
81-91	B	90	91
69-80	C		
55-68	D		
49-54	E		
41-48	F		
1-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	