



**STAGS**

Neddycott





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# Neddycott

Uplowman, Tiverton, Devon EX16 7DJ

Tiverton 5 miles • M5 motorway (J27)/Train Station 2.5 miles • Exeter 21 miles • Taunton 17 miles

3/4 Bedrooms • 3 Reception Rooms • 2 Shower/Bathrooms • Substantial Double Garage/Implement Shed • Paddock & Stables • About 2.75 Acres

## Situation

Neddycott is situated on the edge of the much sought after and accessible village of Uplowman. It benefits from a parish church, popular primary school, public house and sports/village hall with playing fields. Uffculme, about 5 miles, has a popular secondary school.

The old market town of Tiverton offers a wide variety of amenities including both private and state schooling, banks, building societies, supermarkets, a modern sports complex and hospital.

The village of Sampford Peverell is about 1.5 miles and provides basic amenities and easy access to the M5 Motorway at Junction 27. Beside the M5 (J27) is Tiverton Parkway Railway Station, on the Paddington line, with trains taking approximately 2 hours to London.

## Accommodation

As illustrated on the floorplan, Neddycott offers spacious, well-organised living accommodation.

On the ground floor there is a thatched entrance porch with stained glass stable door leading through to the family room, with staircase to the first floor.

The kitchen and dining room offer a great outlook over the gardens and countryside beyond. The kitchen has an extensive range of units with work surfaces above, built-in hob with extractor fan over and oven under, one and a half bowl sink unit, built-in display dresser and plate rack. The dining room centres upon an inset oil-fired wood burning effect stove with exposed stonework, beam over and tiled floor.

The sitting room is a lovely dual aspect room with exposed beams, the main aspect being on the south side with double doors leading out to the garden. Feature stone fireplace with inset oil-fired wood burning effect stove with original bread oven to one side and alcove to the other. From the sitting room there is a door to bedroom 4 which is currently not in use.

The ground floor is supported by some excellent service rooms. There is a utility room with sink unit, further work surface, plumbing and space for a washing machine and tumble dryer. There is also a ground floor shower room, fitted with a tiled shower cubicle, wash hand basin and WC.

On the first floor there are three bedrooms, and the landing provides space to enjoy the outlook. The master bedroom and bedroom 2 have a range of built-in pine wardrobes with adjoining vanity unit with inset wash basin and pine cupboards below. Some of the bedrooms have exposed ceiling timbers. All the bedrooms are well-proportioned and light, and benefit from the good views. There is a large family bathroom and separate WC.

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A well presented period property with versatile outbuildings in a beautiful and accessible location

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### Garden and Grounds

The property is surrounded by very pretty gardens with lawns and well stocked flower borders on the south side. The land is divided up into three paddocks, the largest being in front of the property and in which there is a timber shelter. There is a paddock immediately behind the property which leads through to another smaller triangular shaped paddock. In all the property extends to approximately 2.75 acres.

The property is approached through wooden gates with stone pillars and a long gravelled driveway leading to a large gravelled parking and turning area, with a range of buildings comprising;

**Detached Building:** Within this building are the filter and pressure and pump for the private water supply, with light and power connected.

**Store Shed:** Beyond which is a range of:

**Stone Buildings/Stable Block:** Comprising two stables, tack room and hay store, which back onto the:

**Garage/Implement Shed:** With light and power connected.

### Viewing

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

### Services

Oil-fired central heating. Mains electricity. Private water and drainage.

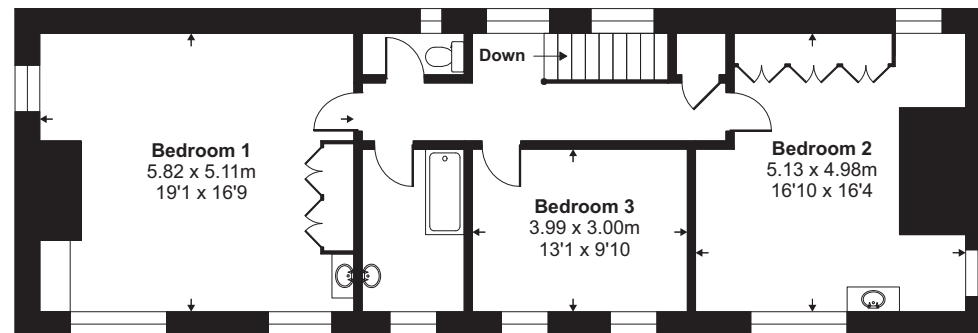
### Directions

From Tiverton head out of the town following signs to Halberton past Blundell's School, after about half a mile, turn left into Uplowman Road. At the T-junction turn right, follow this road along for about a mile and a half until you see a turning on the right (there is no signpost). Follow this road up for about 200 yards and you will see the entrance of the property on the right.

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

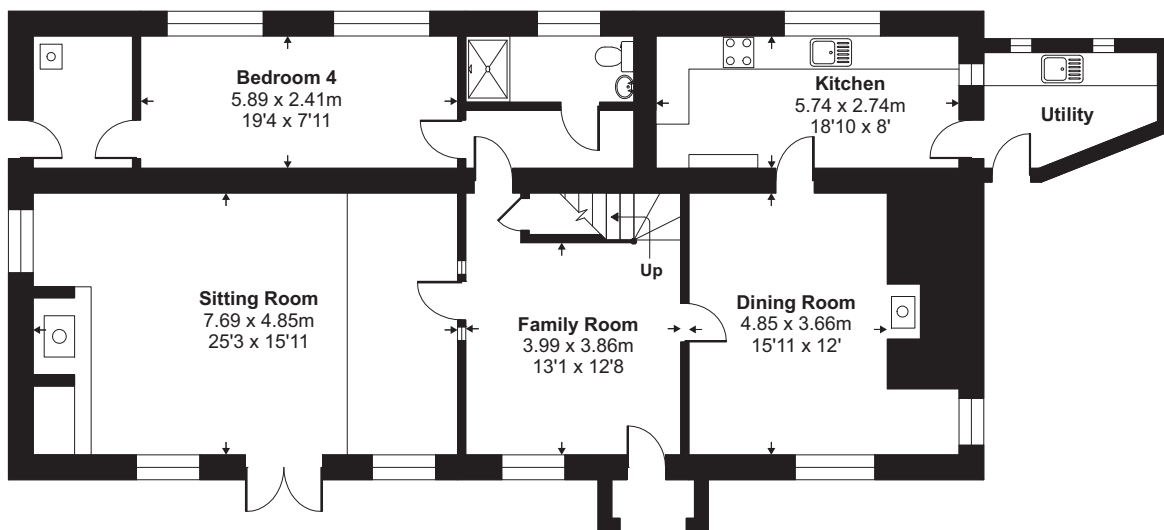
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Approx. Gross Internal Floor Area  
226 Sq Metres 2433 Sq Ft



First Floor

Ground Floor



Stags, 19 Bampton Street, Tiverton, Devon EX16 6AA  
Tel: 01884 235705  
Email: tiverton@stags.co.uk

