



STAGS

Sunnybrook



Sunnybrook

Cadeleigh, Tiverton, EX16 8RT

Tiverton 6 miles - M5 Motorway (J27)/Train Station & Exeter 13 miles

- Ideal For Dual Occupancy
- 6 Bedrooms (3 bed wing) Elegant Reception Space
- 3 Bath/Shower Rooms
- 2 Kitchens
- Beautiful Gardens & Grounds
- Far reaching Views
- About 1.5 Acres

Guide price £695,000

SITUATION

Situated amongst some of the prettiest countryside in Mid Devon, Sunnybrook is about 2 miles from the village of Cadeleigh offering a parish church, lovely pub and village hall, and stands above the Exe Valley, close to the picturesque landmark bridge and weir on the River Exe at Bickleigh.

Tiverton is about 6 miles distant offering a good range of amenities, including schools, supermarkets and shops catering for everyday needs, a hospital and sports centre. Blundell's independent school offers discounts to local pupils. This part of Devon is very accessible, with a dual carriageway link (A361) to the M5 Motorway at Junction 27, alongside lies Tiverton Parkway Station with fast train links to London Paddington.

The Cathedral City of Exeter is appropriately 13 miles distant and has all the amenities associated with a major regional centre, including an airport with national and international flights.

DESCRIPTION

Sunnybrook is a delightful detached property which has recently been extended to provide dual occupancy, set in an attractive rural setting with outstanding views across open countryside. The house lies in approximately 1.5 acres of gardens, mainly laid to lawn, and has views to all aspects over the surrounding hills and woodland which are grazed by the nearby deer from adjoining Chilton Deer Farm.

ACCOMMODATION



An appealing and accessible country home with extensive and flexible accommodation in an idyllic setting.





As illustrated on the floor plan Sunnybrook offers spacious and well organised living accommodation. As you enter the property you are greeted by a spacious entrance hall/dining hall with exposed beams, inglenook fireplace with Bressumer beam and log burner, and oak flooring. Doors lead to all rooms and stairs to first floor. The traditional kitchen has a range of units with work surfaces, space for appliances, and a two door Aga. It has a pleasant outlook to the front and side. A door leads to a utility area/boot room providing space for services and a door leads to the rear garden. The spacious living room has an inglenook fireplace with log burner, beams and oak flooring. Off the dining room is an archway which leads to a further useful area, currently used as a snug/play room, giving additional living space. The living room leads through to the study which gives access to the new extension providing a stunning open plan sitting/dining room with attractive log burner, oak flooring, understairs storage cupboard, tri fold doors and large bay window taking advantage of the beautiful outlook. A further staircase leads to the first floor. The bespoke kitchen is designed to a high standard with wooden worktops, fitted appliances and range cooker with extractor, tiled floor and further utility and cloakroom.

On the first floor there are six double bedrooms, all with good aspects over the open countryside. There are two en-suite shower rooms and a family bathroom with claw foot bath, all done to a high standard. The master suite has a bay window which again takes advantage of the glorious views, and bedroom 1,2, and 3 have the oak flooring.

OUTSIDE

From the country road the property is approached via a gate. A drive sweeps around the property, giving access to the various wooden workshop/stores, one of which has been converted into a dog kennel and run.

There are gardens predominantly to the front of the property which are mainly laid to lawn with a stream running along the boundary. It has been fenced off to provide a paddock and is enclosed by fencing and trees.

VIEWING

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

DIRECTIONS

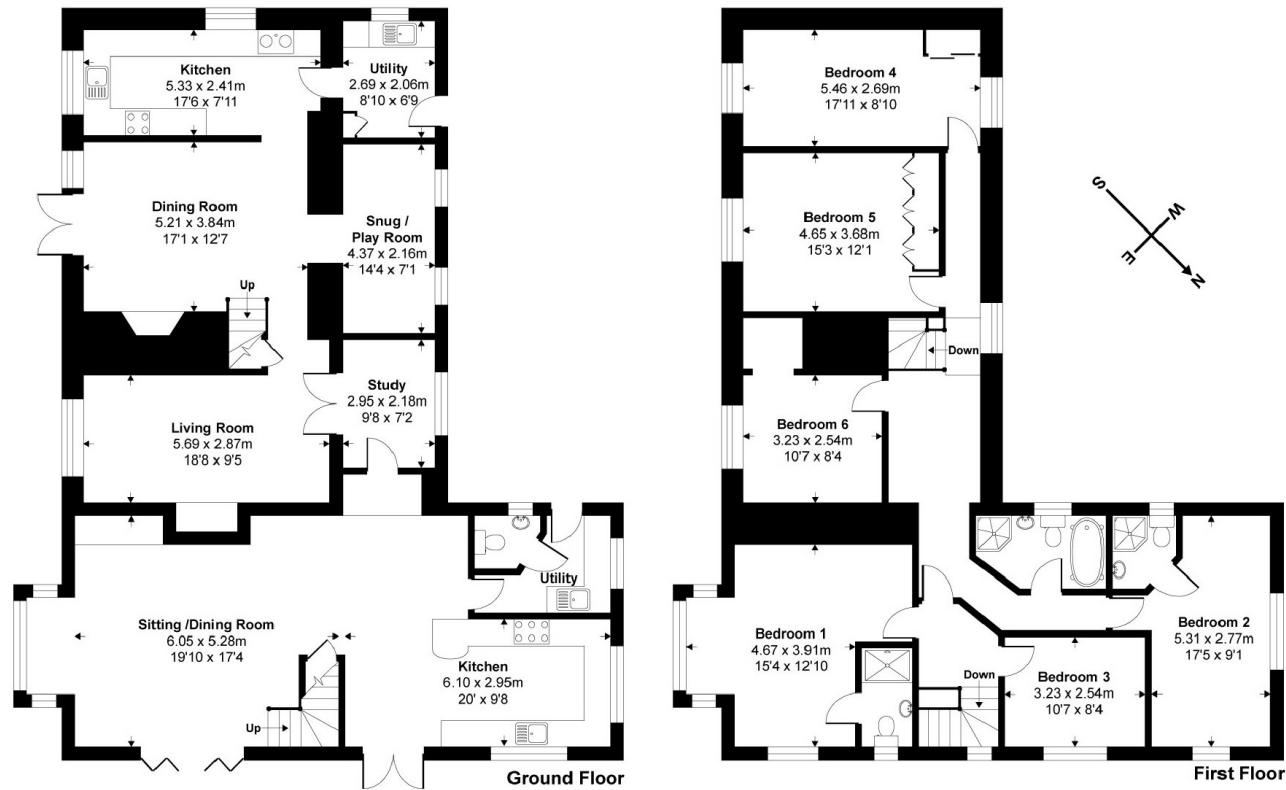
From Tiverton take the A396 Exeter road. After about 4 miles, at Bickleigh Bridge turn right signposted Crediton. Follow this road for about 2 miles and at Chilton Gate Cross (you will see the Blue Cross kennels on your right hand side) turn left signposted Chilton and follow the little lane down the hill for about a mile and Sunnybrook is the second property on the left hand side.

SERVICES

Mains electricity. Private drainage.



Approx. Gross Internal Floor Area
288.3 Sq Metres 3104 Sq Ft



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

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



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