



Threadneedle



Threadneedle

, East Anstey, Tiverton, EX16 9JH

Exmoor National Park 2 miles. Dulverton 4 miles. Tiverton 12 miles.

A substantial detached house with delightful views, large yard, outbuildings/stables with a paddock, close to Exmoor National Park.

- Attractive views
- 2 Reception rooms
- 4 Bath/shower rooms
- Paddock Extensive garaging
- 3 Acres
- Spacious house
- 4 Double bedrooms
- Yard and stable complex
- Extensive garaging
- Freehold. Council Tax E. EPC Band D.

Guide Price £685,000

SITUATION

Threadneedle lies between Oldways End and East Anstey, on the Somerset/Devon border and just south of the beautiful Exmoor National Park. Anstey Common is only a few minutes' drive away and offers stunning open moorland walking and riding. Dulverton, four miles away, is well known as The Gateway to Exmoor and offers a variety of shops, together with a post office, chemist, doctors, veterinary and dental surgeries, library and primary school and three churches. There are also good recreational facilities.

Communications are excellent with easy road access to the A361 North Devon Link Road which connects to the M5 at Tiverton (J27) and the fast trains to London from Tiverton Parkway.

DESCRIPTION

Threadneedle. Built in the style of a Devon Longhouse is a substantial four bedroom detached house with very generously proportioned rooms and countryside views across to Exmoor. The property provides a kitchen leading into a utility area, a dining room, a large sitting room, four bedrooms and four bathrooms. It is complimented by a garden surrounding the house, a block of stables, plenty of parking, garaging and a paddock.



ACCOMMODATION

The front door opens in an enclosed porch, which leads into the dining hall, which is a generous sized room with glazed doors to the front garden and stairs to the first floor. From here is access to the kitchen, which is beautifully fitted with a range of wall and base units with an Aga, integral oven, hob, dishwasher, fridge/freezer, central island and door to the utility. The utility is fitted with sink and there is space for washing machine. Off the utility is a further store room, which was previously used as an office. The spacious triple aspect sitting room with fireplace inset with a wood burning stove enjoys lovely views over the garden, it also has glazed doors to the garden. Also on the ground floor is a triple aspect double bedroom with shower en suite. On the first floor is a triple aspect generous master bedroom with fitted cupboards and a shower en suite. There is a further double bedroom with en suite shower room, a double bedroom and a family bathroom with corner bath and fitted cupboards.

OUTSIDE

Double wooden gates lead to a good sized parking area and yard to side of the house. A gate leads to the front garden and the house. The garden offers a private and sheltered space bordered by mature hedging with a sunny patio and a summerhouse. The house is complemented by the enclosed yard comprises of four block built loose boxes under a slate roof, a tack room and hay store where there is an electricity and water supply. There is a double garage and a single garage all of which benefit from electric roller doors. The yard leads directly into the paddock where there is a double field shelter/store.

SERVICES

Mains electricity and water. Private drainage. Type and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection. Oil fired central heating.

Ofcom predicted broadband services - Standard: Download 16Mbps, Upload 1Mbps.

Ofcom predicted mobile coverage for voice and data: Internal Limited - Three. External - (Good) EE, O2 and Three. (Limited) Vodafone.

Local authority:

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

From Junction 27 on the M5, take the A361 (T) for 6 miles. Turn right at the first roundabout onto the A369, for 5 miles. At the Black Cat Garage, turn left onto the B3227 towards South Molton. After nearly 5 miles turn right at Woodburn Cross, towards East Anstey. Leaving the hamlet of Oldways End, Threadneedle is the second house on the right.

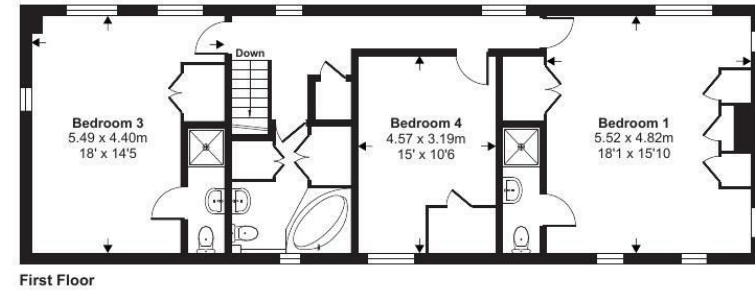
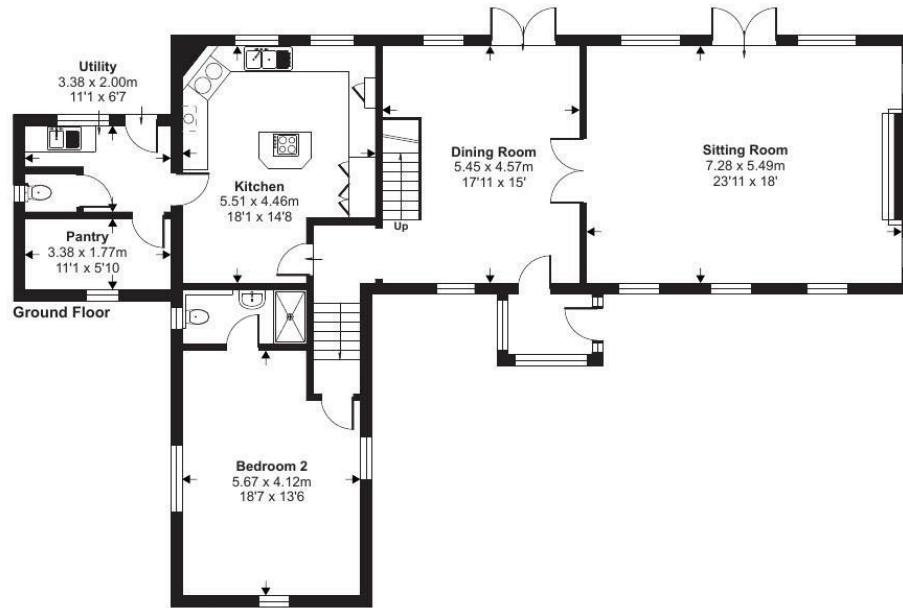
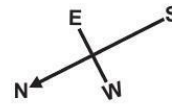
WHAT3WORDS

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Approximate Area = 2465 sq ft / 229 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Stags. REF: 1329796

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D		61	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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