



Sawyers Mill, Shillingford, Tiverton, EX16 9RY

welcome to

Sawyers Mill, Shillingford Tiverton

Situated in the popular village of Shillingford, near Bampton, this spacious four bedroom detached home features a modern kitchen, generous living areas, study, and a principal bedroom with en suite. Outside, wraparound gardens back onto open farmland, with a driveway & double garage.

Situated in the sought after village of Shillingford, near Bampton, this impressive four bedroom detached home offers spacious and versatile accommodation, ideal for modern family living.

The property is entered via a welcoming and spacious hallway, which provides access to a contemporary kitchen and separate utility room. The dining room flows seamlessly into the generous living room, a light-filled space featuring an attractive fireplace as its focal point. From the lounge, a delightful sunroom overlooks the rear garden, providing the perfect spot to relax and enjoy the surrounding views. The ground floor also benefits from a study, ideal for those working from home, together with a convenient cloakroom/WC.

On the first floor are four well-proportioned bedrooms, including an excellent principal suite with its own en suite shower room. The remaining bedrooms are served by a stylish family bathroom, offering comfortable accommodation for both family members and guests.

Outside, the property enjoys wraparound gardens backing directly onto open farmland, creating a wonderful sense of privacy and countryside appeal. A driveway provides ample off-road parking and leads to a double garage. Early viewing is highly recommended to fully appreciate the space, setting and lifestyle this exceptional home has to offer.

Entrance Hall

Doors to lounge, study, cloakroom, and kitchen. Stair up to first floor. Radiator.

Cloakroom

Double glazed to side. WC, wash hand basin, radiator and partially tiled.

Study

Double glazed to side. Radiator.

Lounge

Double glazed window to front, door leading into the conservatory. Two radiator's and a telephone point, door through to the entrance hall and an open walkway to the dining room.

Dining Room

Double glazed sliding doors into the garden, radiator. Door through to kitchen.

Kitchen

Double glazed window to rear. The kitchen has a range of wall and base units with worktop over. Double eye level oven, electric hob, extractor hood, one and half bowl sink drainer. Integrated fridge/freezer and dishwasher. Spotlights, radiator and partially tiled with a door leading to the utility space.

Utility Room

Door leading to the garden. The utility consist of wall and base units, space for the washing machine and tumbledryer. Radiator, partially tiled.





Conservatory

Power and light.

Landing

Double glazed window to front. Airing cupboard, loft hatch and doors to all rooms.

Bedroom One

Double glazed window to rear. Radiator and airing cupboard.

Ensuite

Double glazed window to rear. WC, wash hand basin, shower, heated towel rail and a wall hung cabinet. Fully tiled to ceiling, extractor fan.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bedroom Four

Double glazed window to front, radiator.

Bathroom

Velux skylight to rear. WC, wash hand basin, bath and separate shower. Radiator, partially tiled, extractor fan.



Loft Space

Partially boarded, insulated, no ladder.

Rear Garden

The rear enclosed garden offers a couple of different patio areas, two outside shed's, outside power, water tap. Made up with mature shrubs and trees with barking and stone chippings. Oil tank, access to the garage and the garden is private with beautiful open views.

Parking

Driveway parking.

Garage

Double garage with power and light. Boiler, fully boarded loft space, with wall and base units.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Sawyers Mill, Shillingford Tiverton

- Four Bedroom Detached Home
- Modern Kitchen & Utility Room
- Study & Dining Room
- Lounge & Sun Room
- Driveway Parking & Double Garage

Tenure: Freehold

EPC Rating: D

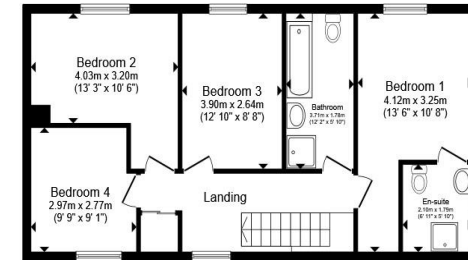
Council Tax Band: E

guide price

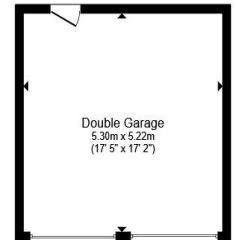
£500,000



Ground Floor



First Floor



Garage

Total floor area 173.7 m² (1,870 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
TVT106033 - 0003

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