

STAGS

Brambles







Brambles,

East Worlington, Crediton, Devon, EX17 4SS

Witheridge 2.5 miles South Molton 7.5 miles Tiverton 13 miles

An exceptional and versatile bungalow offering annexe potential set in just over two acres of beautiful mature gardens and grounds

- Spacious and superbly presented bungalow with annexe potential
- Contemporary kitchen/breakfast room
- Utility and Cloakroom
- Garage with loft over and car-port
- Freehold
- Over 2,500 sq ft of accommodation
- Living Room and Dining room
- Five Bedrooms (2 En-suite)
- Beautiful mature gardens and grounds (just over 2 acres in all)
- Council Tax Band F

Guide Price £725,000

Stags South Molton

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Situation

Brambles is set amongst attractive rolling countryside in an accessible rural location and is well served by a good network of roads including the B3137, which runs along the western boundary. The nearest village of Witheridge is about 2½ miles to the south and offers a good range of day to day amenities including public houses, newsagents, general stores/post office, primary school, church and sports club.
The market town of South Molton is about 7½ miles to the north and has a further range of amenities. The beautiful North Devon coast and Exmoor National Park are both within easy reach by car. Tiverton lies about 13 miles to the east with the M5 (Junction 27) and Tiverton Parkway Railway Station on the London Paddington line a further 7 miles.

Description

Set within a plot of just over two acres of mature landscaped grounds, Brambles is an exceptional bungalow with a slight contemporary twist. The property offers exceptionally light and spacious accommodation with clean, uncluttered lines and also offers considerable potential to create an integral annexe, if required.

Accommodation

A large ENTRANCE HALL has a UTILITY ROOM off with fitted units and stable door to the walled rear garden. From the hall a door leads to the DINING ROOM with a sliding patio door to the rear garden and opens through to the striking contemporary KITCHEN/BREAKFAST ROOM with glazed vaulted roof with automatic thermal and rain sensitive opening panels and a highly attractive outlook over the gardens. The kitchen has an impressive island unit dividing the room into a seating and kitchen area, which is fitted with a range of units with granite and quartz work surfaces. The kitchen area has a 1½ bowl sink with mixer tap and integrated appliances including a microwave, double oven, halogen hob, dishwasher, fridge and freezer.

The LIVING ROOM has two sets of double doors leading out to a decking area with a lovely outlook over the grounds.

Accessed from the living and dining room is an INNER HALL with STORE CUPBOARD, CLOAKROOM fitted with a white suite and LAUNDRY/DRYING ROOM with ceramic sink, plumbing for washing machine and oil-fired boiler.

The MASTER BEDROOM has a range of built in wardrobe units, large walk in wardrobe and EN-SUITE SHOWER ROOM. BEDROOM 2 has a large three section built in wardrobe and BEDROOM 3 is also a double room. The luxurious BATHROOM is fitted with a contemporary suite.

To the other side of the entrance hall is the 'north wing' comprising TWO FURTHER DOUBLE BEDROOMS set either side of a 'Jack & Jill' shower room. It is considered that this ‘wing’ of the property has considerable potential to be used as an integral, self-contained annexe by utilising the utility room as a second kitchen.













Outside

The property is approached over a tree-lined driveway that leads to a timber framed GARAGE/WORKSHOP 19'5" x 15' with double doors, power and light and loft over 19'5" x12' accessed by an exterior staircase. To the side is an open CAR PORT.

To the rear of the bungalow is a walled garden with level lawn, decking and flowerbeds whilst to the front is a large decking area with an adjacent ornamental garden with an attractive pond. The gardens open out to areas of wide, sweeping lawns and are interspersed with a variety of mature shrubs and trees with an established copse along the eastern boundary. There is a further useful timber framed BUILDING with power and light.

In total the property extends to 2.13 ACRES.

Services and further information

Mains water and electricity, private drainage system.
Oil fired central heating via radiators.
Mobile - Good outdoor signal from all major providers (Ofcom).
Broadband - Standard available (Ofcom). The current owners use EE 4G with typical download speeds of 98 mbps and upload speed 35mbps.

Viewing

Strictly by confirmed prior appointment through the sole selling agents, Stags on 01769 572263.

Directions

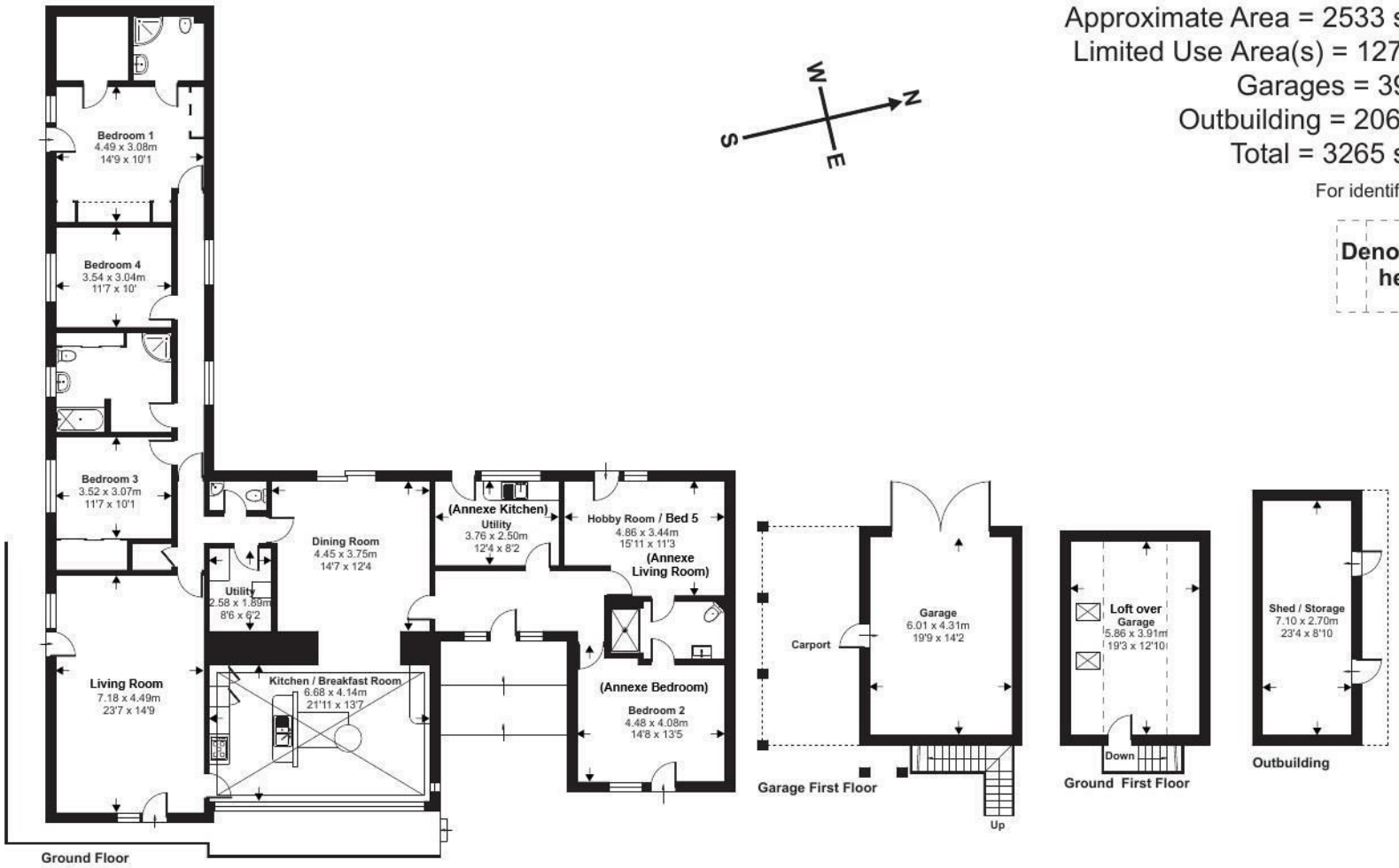
From South Molton take the B3137 south out of the town towards Witheridge. Continue on this road, passing through the small villages of Alswear and Meshaw. At Gidley Cross continue straight on and after about half a mile the entrance drive to the property will be seen on the left.

What3words Ref: bill.drooling.reserve

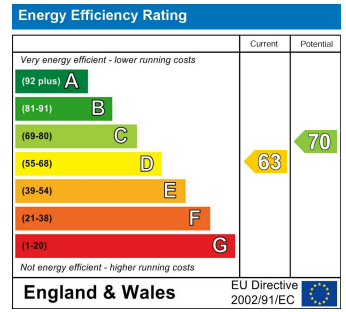
Approximate Area = 2533 sq ft / 235.3 sq m
Limited Use Area(s) = 127 sq ft / 11.7 sq m
Garages = 399 sq ft / 37 sq m
Outbuilding = 206 sq ft / 19.1 sq m
Total = 3265 sq ft / 303.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1453775



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










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