STAGS



Hillside

Hillside, Rackenford, Tiverton, EX16 8EH







Witheridge 5 miles South Molton 7.5 miles Tiverton 12 miles

A detached bungalow set in a rural location with useful outbuildings and land.

- Detached bungalow in a rural setting with land
- Agricultural Occupancy Condition
- Boot Room/Utility
- Kitchen/breakfast room
- Living room
- 3 bedrooms and bathroom
- Large gardens and useful outbuildings
- Total about 8.65 acres
- Freehold
- Council Tax Band B

Guide Price £375,000

Situation
Hillside is set in a rural location amidst typical Devon rolling fields and woodland. Although rurally situated, the property is easily accessible to local centres with the villages of Witheridge and Rackenford about 5 and 4 miles respectively. Witheridge has a general stores/post office, newsagents, public house and primary School. The nearest market town of South Molton (8 miles) offers an excellent range of shops and amenities including schooling to secondary level and weekly pannier and stock markets.
The A361 (North Devon Link Road) is less than three miles away and provides an excellent link to the North Devon regional centre of Barnstaple to the west and Tiverton (13 miles/approx. 20 minutes) and the M5 (Junction 27) to the east. There is a main line railway station at Tiverton Parkway with an intercity service to London Paddington (around 2 hours.) Both Exmoor National Park and the renowned North Devon coastline are within easy reach by car.

Description
Hillside is an adaptable rural smallholding centred on a detached bungalow with a good holding of land and a handy range of buildings. Believed to have been built in the 1950s and of 'Woolaway' construction, the bungalow also has an agricultural occupancy condition.

Accommodation
The front door leads into the HALL with door to the right into the double aspect SITTING ROOM with a fine outlook over the gardens and an open fireplace with a slate hearth and mantel over. The KITCHEN/BREAKFAST ROOM is fitted with a range of matching units, stainless steel sink with mixer tap, electric cooker point, oil fired Rayburn and larder cupboard. A door leads out into the BOOTROOM/CONSERVATORY with base cupboards with worktop over, plumbing for washing machine and plenty of room for coats/boots.

There are THREE BEDROOMS (2 doubles and 1 single) and the BATHROOM is fitted with a panelled bath with shower over, WC and pedestal wash basin.

Outside
The property is approached over a short driveway to a parking area to the side of the bungalow. To the front is a large, mainly lawned garden enclosed by hedging and fencing, with some mature trees and bushes and set adjacent to the bungalow is a paved area. To the rear is a further area of lawned garden and a useful range of outbuildings including a timber framed SHED/WORKSHOP 14'4 x 8'5, STORE 10'5 x 8'5 with power and light and a further timber framed STORE to the rear 7'5 x 7'5 (currently used as a tack room) with power and light. There is also an area of raised vegetable beds and a greenhouse. Further up there is a prefab concrete GARAGE/STORE 11'10 x 7'11.

The bungalow is set in the south eastern corner of a block of very gently sloping and south-facing pasture land suitable for mowing and grazing.

In total the property extends to about 8.65 ACRES.

Agricultural Tie
The property is subject to an Agricultural Occupancy condition as follows:

'The dwelling hereby permitted shall be occupied only by persons employed or last employed locally in agriculture as defined by Section 221 of the Town and Country Planning Act, 1962, and the dependants of such persons as aforesaid'.

Services and further information
Mains electricity and water, private drainage system (septic tank and soakaway; compliance with the General Binding Rules is unknown and purchasers should make their own enquiries).
Broadband - Ultrafast is available (Ofcom).
Mobile - Good coverage from all major networks (Ofcom).
Construction - The bungalow is of non-standard 'Woolaway' construction.

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

Directions
From South Molton, leave the town along East Street on the B3227, continue for about 1.5 miles and turn right opposite The Mill Inn signed to Bishops Nympton and Rackenford. Stay on this road for 4.5 miles, passing through Ash Mill, and at Five Crossway take the second right turn signed to Meshaw, Witheridge and Chulmleigh. Stay on this country lane for one mile and at Fannys Cross go straight on signed Creacombe. After half a mile Hillside will be found on the right.

What3words Ref: neckline.position.pods



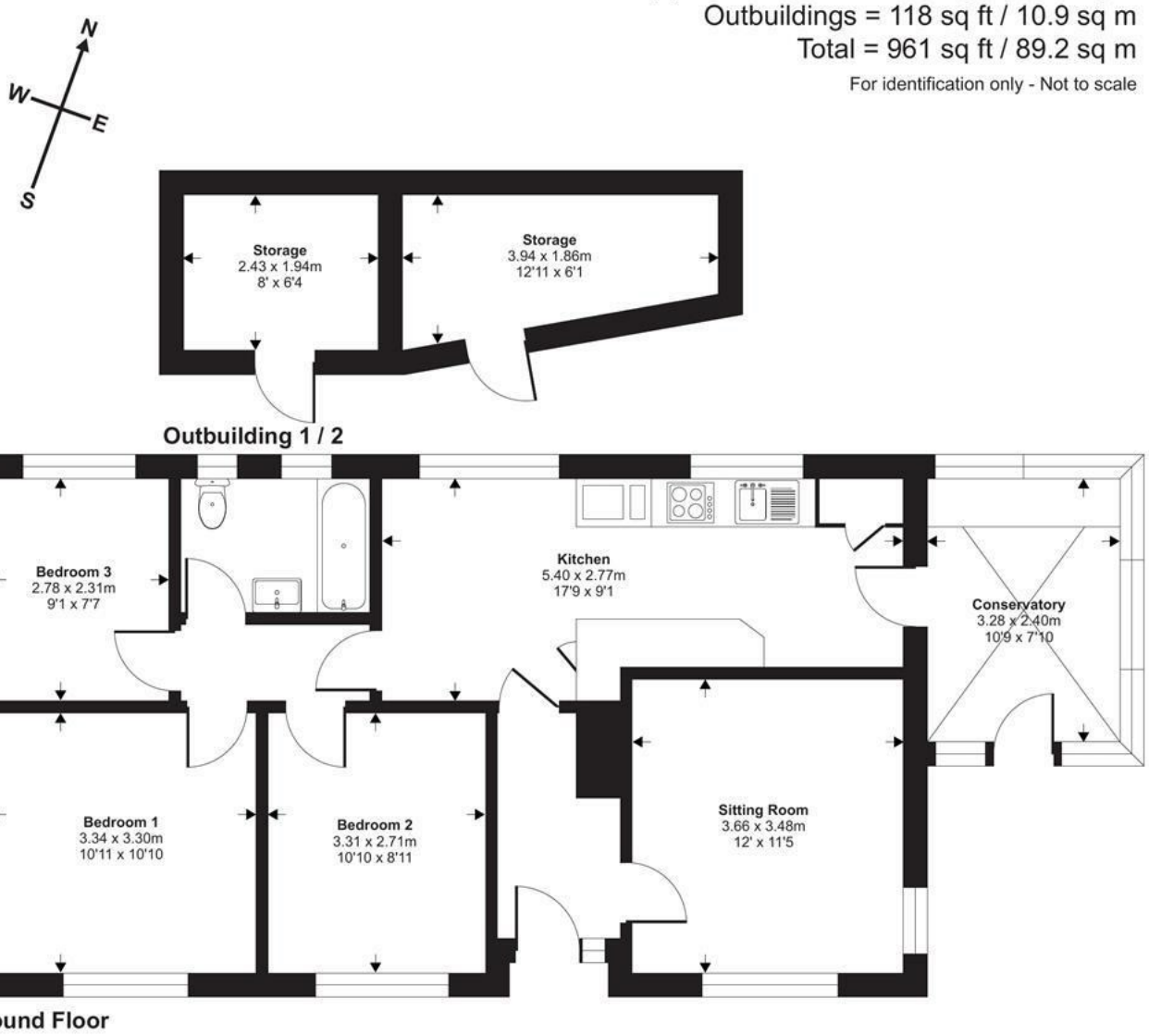






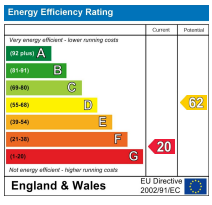


Approximate Area = 843 sq ft / 78.3 sq m
Outbuildings = 118 sq ft / 10.9 sq m
Total = 961 sq ft / 89.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1468852

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.



29 The Square, South Molton, EX36 3AQ
01769 572263
south-molton@stags.co.uk
stags.co.uk