Guide Price £390,000

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Chestnut House East Anstey, Tiverton, Devon, EX16 9JT

- Rural, yet accessible location
- Flexible accommodation/ annex potential
- 3 reception rooms
- 4 bedrooms
- Air source heat pump
- Stunning views over Exmoor
- Large kitchen/dining room
- Utility and cloakroom
- 3 bathrooms
- Parking and garden

Chestnut House East Anstey, Devon EX16 9JT

Over 2000 sq ft of accommodation and views over Exmoor - a bright and spacious four bedroom family home with annex potential set in a peaceful, rural location within easy reach of Dulverton, Bampton and the North Devon link road.

4 3 3 E Council Tax Band: E







Chestnut House is a bright and spacious four-bedroom family home with annex potential. The heart of the home is the well-appointed kitchen/dining room, featuring patio doors that open to the garden, a central island and fitted units with built-in appliances including a dishwasher, oven, induction hob and extractor fan. Adjacent to the kitchen is the main sitting room, boasting a large window overlooking the garden and a stone fireplace with a wood-burning stove. A separate room offers versatility as an office or playroom.

The ground floor also includes a spacious second sitting room with a wood-burning stove and a double bedroom with an en-suite shower room, providing excellent potential for a separate annex. Additional ground floor features comprise an entrance porch, entrance hall, cloakroom, and a utility room equipped with fitted units, space and plumbing for a washing machine, and a wall-mounted oil-fired boiler, with a door leading to the garden. Upstairs, the first floor accommodates three double bedrooms, one with an en-suite shower room, and a family bathroom.

Externally, the rear of the property boasts a wide paved terrace, perfect for enjoying the breathtaking views, and leading down to a lawned garden with a garden shed. A garden gate provides access to the front garden.

Chestnut House combines the tranquillity of rural living with convenient access to local amenities and the natural beauty of Exmoor, making it an ideal family home.

Set in a peaceful rural location on the southern fringes of Exmoor National Park, this well presented semi-detached property offers stunning views over Exmoor and is within easy reach of the charming country towns of Dulverton and Bampton, each providing a range of amenities including shops, pubs, schools, and doctors' surgeries. The larger market town of Tiverton lies approximately 12 miles to the south, offering an excellent selection of local amenities and educational facilities, including the renowned Blundell's School. From Tiverton, there is swift access to the M5 via the A361 North Devon Link Road, and Tiverton Parkway railway station provides regular services to London Paddington in approximately two hours. The area boasts superb walking, riding, and cycling routes within the nearby Exmoor National Park and along the rugged North Devon coastline to the northwest.

Parking: There are two private parking spaces opposite the house.

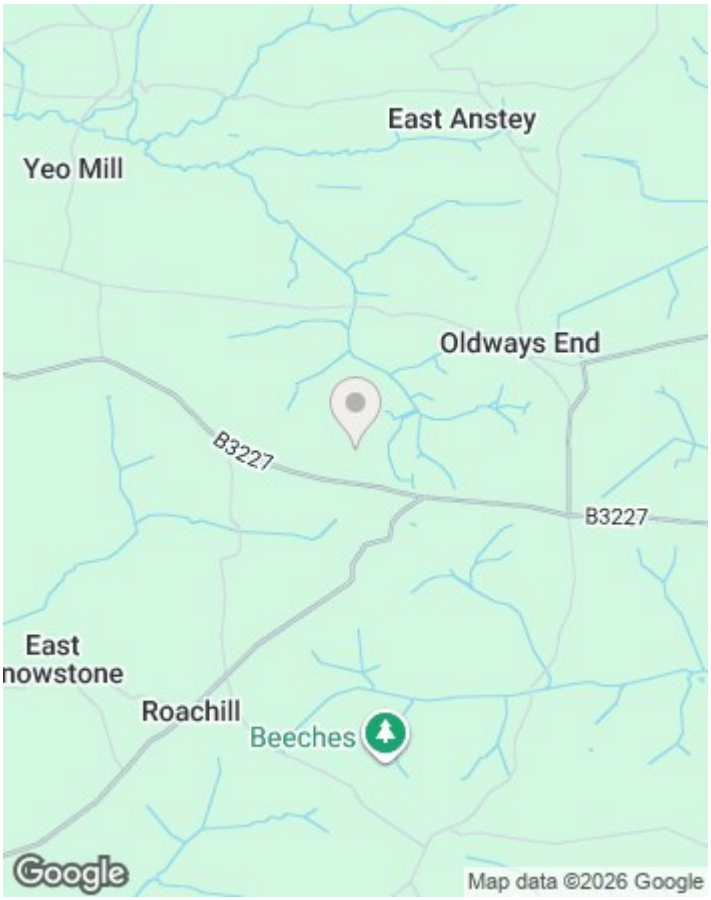
Please see the floor plan for the dimensions. The internal photos have been taken with a wide angle lens to show more of the rooms.

Services: Mains water, electricity and shared septic tank drainage. Air source heat pump. EV charging point.

Tenure: Freehold.

Council Tax: D

Local Authority: Mid Devon District Council



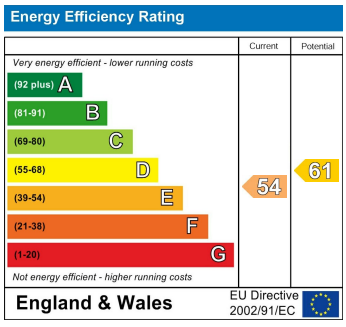
Directions

From Dulverton proceed to the B3227 and take the road in the direction of South Molton, after approximately one mile with the garage on your left turn right opposite the garage, at the sign to Blackerton, follow the drive down to the bottom and the property and parking will be seen on the left hand side of the drive.

Viewings

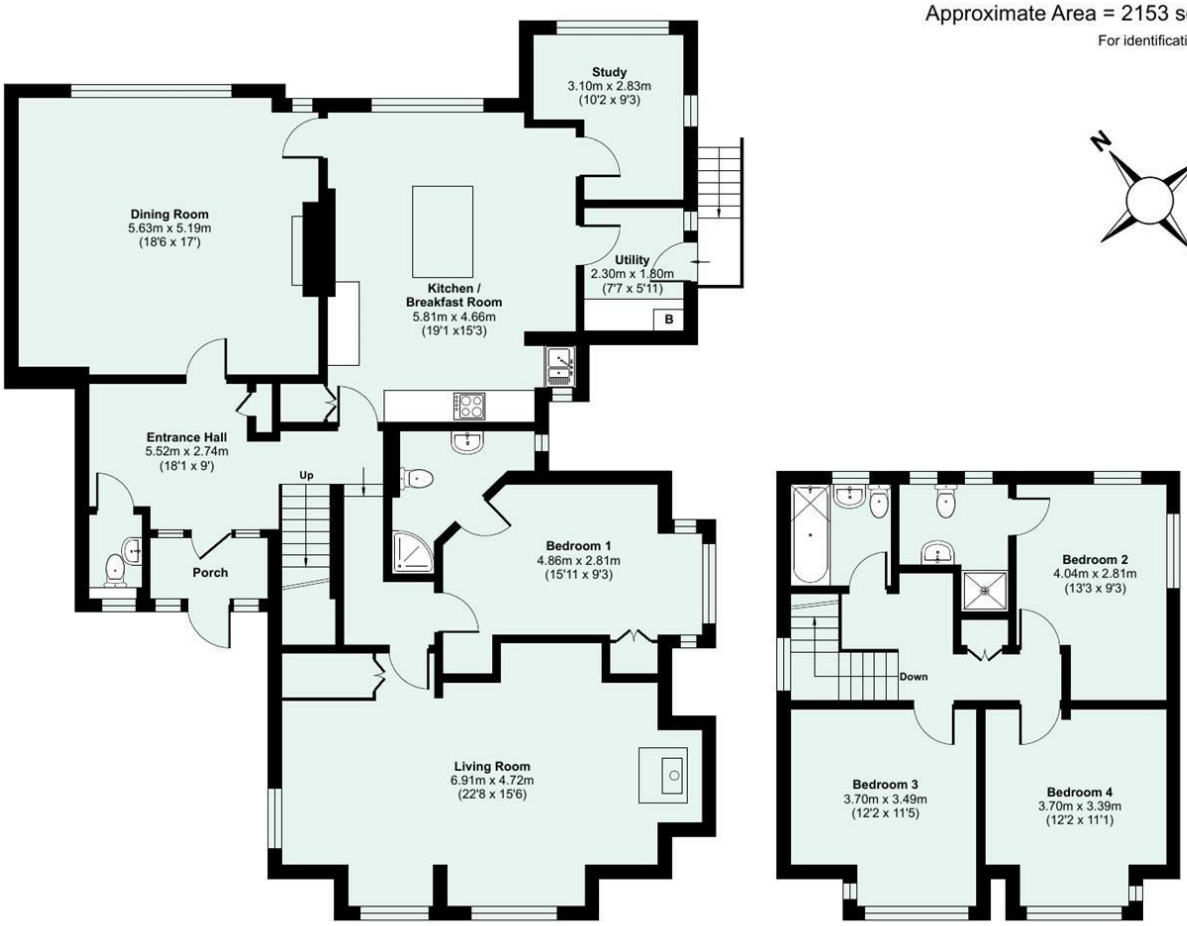
Viewings by arrangement only. Call 01398 332006 to make an appointment.

EPC Rating:



Approximate Area = 2153 sq ft / 200 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 2025. Produced for Seddon Estate Agents LLP. REF: 1266703





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