



1 Townwood House



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Oakford, Tiverton, EX16 9EN

Dulverton 5.9 miles; Tiverton 7.5 miles; Taunton 23.7 miles

A delightful cottage set in the very attractive Iron Mill Area valley.

- 3 Bedrooms
- Family Bathroom
- Superb Kitchen/Living/Dining Space
- Accessible Location
- Cloakroom and Utility
- Freehold
- Parking
- Council Tax Band B
- EPC Band D

Guide Price £275,000

SITUATION

Townwood House is located in the idyllic valley of Iron Mill Stream, just a mile from the village of Oakford, which offers a Parish Church, pub, and village hall. Townwood House is situated in a peaceful setting, while conveniently located just 3 miles from the village of Bampton, where you'll find pubs, restaurants, independent shops, a primary school, and a doctor's surgery.

Tiverton, with a wider range of amenities, is 8 miles away, and the M5 (junction 27) is just a further 5 miles from there. The area is renowned for its natural beauty, with Exmoor National Park only 3 miles to the north, offering stunning valleys and moorlands perfect for outdoor pursuits.



DESCRIPTION

This stone-built mid-terrace cottage is well-presented and features double-glazed windows throughout.

On the ground floor, you'll find an entrance hall that leads into an open-plan kitchen, dining and sitting room. The sitting area has a wood-burning stove, while the kitchen is equipped with oak units, a breakfast bar, induction hob, oven, fridge, and dishwasher. A cloakroom and utility area with a sink, washing machine, and access to a small rear courtyard complete the ground floor accommodation.

Upstairs, there are two generously sized bedrooms, plus a third currently used as a study, complete with crafted oak desk. The master bedroom boasts newly fitted, locally made oak-panelled wardrobes. Additionally, you'll find a modern bathroom with a shower over the bath, a pedestal basin, WC, heated towel rail, and an airing cupboard.

OUTSIDE

The property is accessed via a shared driveway and includes a gravel parking area at the front. Steps lead down to the Iron Mill stream, providing frontage to the stream with seating area. This could be extended to a larger seating area, subject to planning (historically there has been permission granted for this). There is also a timber log shed.

The surrounding ancient woodland and Iron Mill Stream are rich in wildlife, offering a serene rural escape, perfect for those seeking a nature paradise.

SERVICES

Mains electric. Water by spring and rainwater harvesting system. Shared septic tank. Purchasers to satisfy themselves with their own inspection. Underfloor heating downstairs. Wood burning stove. Oil filled portable radiators. The property has the potential to become entirely energy independent. With a south-facing roof ideal for solar panels, space under the stairs for a battery and inverter system, there are exciting opportunities for renewable energy solutions. Standard and Superfast broadband available. Mobile signal likely outside with Three, Vodafone and 02 (Ofcom 2025).

DIRECTIONS

What3Words: [///miracle.spokes.talkative](https://www.what3words.com/#!/en/0444/0444/0444/miracle.spokes.talkative)



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

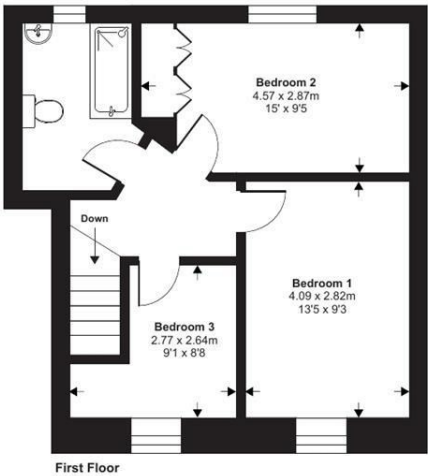
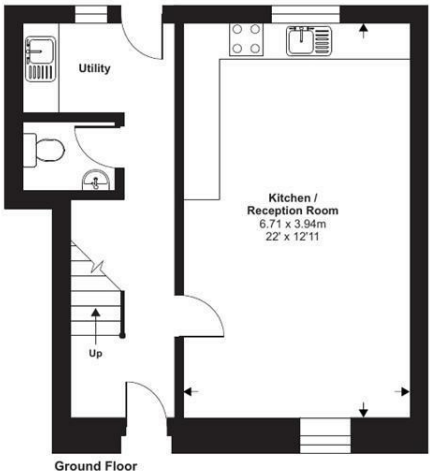
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Approximate Area = 886 sq ft / 82.3 sq m

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 Stags. REF: 1263581