



Rydon House



# Rydon House

Willand, Cullompton, Devon EX15 2PF

Tiverton 10 miles, M5 (J27)/Tiverton Parkway 3.4 miles,  
Cullompton 2.2 miles

A spacious property set in a convenient location near the village of Willand. This versatile property has a range of potential usages (subject to necessary consent) and is currently set out to be used for multigenerational living.

- Large, spacious family home
- 3014 Sq.Ft. of accommodation
- Potential for multigenerational living
- Scope for multiple uses (STC)
- Outbuilding with power & water
- No onward chain
- Situated in a convenient location
- Large plot
- Council Tax Band E
- Freehold

Guide Price £550,000

## SITUATION

The property is situated on the edge of Willand, a popular and accessible location, within walking distance of general store/post office and village church. The village of Willand offers a primary school, Spar/petrol station and sports/tennis club.

A wider range of amenities can be found in the nearby market towns of Tiverton and Cullompton. Tiverton is approximately 10 miles distant and has both private and state schools, including Blundell's School, recreation facilities, banks, building societies and supermarkets. Access to the M5 can be obtained at junction 27 and 28, alongside the former lies Tiverton Parkway with fast trains to London Paddington taking approximately 130 minutes.

## DESCRIPTION

Rydon House is a spacious home that has been utilised for a multitude of functions. It benefits from two kitchens, two staircases, eight bedrooms and six bathrooms whilst outside, the property has a large plot with ample parking, front and rear lawned gardens, a static caravan, separate garden room and a large outbuilding with power and water.

The property is truly unique in its flexibility and ability to fit any purchasers requirement.



## ACCOMMODATION

The whole property is bright and spacious with the sunroom at the front of the property creating an inviting atmosphere whilst making the most of the south facing aspect and French doors that lead into the front garden. The recently renovated kitchen, with tiled flooring, showcases a mid-oak-style design, offering plenty of work surfaces, storage, and a central island housing the stainless steel sink and drainage board. There is ample space within the kitchen for a large dining table creating spacious open plan area for the family to congregate. A utility room is conveniently located off the kitchen, with plenty of space for base units and plumbing for a sink and appliances.

Moving to the first floor, a landing with a roof space hatch leads to a large walk-in airing cupboard. The spacious, dual aspect master bedroom benefits from a separate dressing room, currently utilised as a study, offering a versatile space and an en suite bathroom, fitted with a white suite, heated towel rail and extractor fan. Two additional bedrooms can also be found on the first floor. The large family shower room is fully tiled and features a white suite, including a spacious glazed shower cubicle with a mains power shower unit. It also includes a toilet and a sink unit within a vanity counter offering storage and a heated towel rail.

The property includes an annexe with a private entrance and inter-connecting door to the main house. The annexe comprises a sitting room, a kitchen, a shower room, and three bedrooms. Each bedroom provides comfortable living space, two of which are located on the first floor and benefitting having their own en-suite bathrooms fitted with white suites. The annexe features underfloor heating throughout the ground floor.

## OUTSIDE

Outside, the property is accessed through an extensive driveway and turning area, providing ample parking space. The front of the house features well-established flower and shrub beds, along with areas of lawn. The rear garden boasts a brick paved patio leading to a lawn area adorned with mature apple and fruit trees, a soft fruit bed, and various other mature flowers and shrubs.

## SERVICES

Mains electricity, drainage and water. Oil fired central heating.

## LOCAL AUTHORITY

Mid Devon District Council. Phoenix House, Phoenix Lane, Tiverton, EX16 6PP. Email: customerservices@middevon.gov.uk

## VIEWINGS

Strictly through the agents Stags Tiverton.

## DIRECTIONS

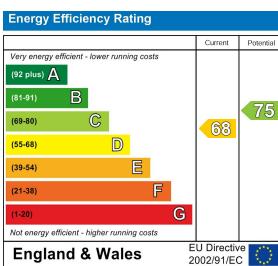
Approaching the property from the Cullompton direction, Upon entering the village of Willand, just after crossing the motorway bridge and before the Esso Service Station, Rydon House can be seen on the left with a Stags board displayed.

what3words: //rectangular.search.stolen.

## AGENTS NOTE

Since the photographs were taken unfortunately damage has occurred at the property. Please contact Stags on 01884 235705 for further information.





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