



**Ivy Farmhouse , Tiverton, EX16 7EE**  
**Asking Price £825,000**

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***Beautifully converted and seamlessly interlinked, this unique residence offers flexible accommodation across two distinct yet connected properties. With a total of seven bedrooms and four bathrooms, it's perfectly suited for multi-generational living, extended family arrangements, or those seeking income potential through holiday lets or long-term rental.***



## **Main House**

Step into the heart of this exceptional home, where an expansive open-plan kitchen, dining room, and garden room come together to create the ultimate family living space. Beautifully finished with hardwood flooring throughout, this area is designed for both everyday comfort and effortless entertaining.

The formal dining room exudes character, featuring elegant French doors that open to the front of the property and an ornate feature fireplace that adds a touch of grandeur. Adjacent, the garden room offers a tranquil retreat with dual-aspect views across the front garden and overhead Velux windows that flood the space with natural light—perfect for relaxed lounging within the hub of the home.

The generously sized kitchen is a true country classic, complete with duck egg blue wall and base units, a five-ring Aga Masterchef, and a suite of integrated appliances including a microwave, dishwasher, and wine fridge. A central island with power provides a practical space for informal dining and meal preparation, making it ideal for busy family life.

Neighbouring the kitchen, a well-appointed utility room offers extensive storage and pantry space, while a rear office area and a convenient WC with wash basin add further functionality.

Across the entrance hall, the formal sitting room offers a warm and inviting atmosphere, with dual-aspect windows and a striking inglenook fireplace housing a wood-burning stove—perfect for cosy evenings.

Upstairs, the primary bedroom enjoys dual-aspect views, built-in wardrobes, and a stylish en-suite with a large shower, wash basin, and WC. The remaining bedrooms are all generously proportioned doubles, two of which benefit from built-in wardrobes.

Completing the first floor is a well-appointed family bathroom featuring a shower over bath, heated towel rail, wash basin, and WC.

## **Annexe**

The bright and spacious ground floor of the annexe offers superb open-plan living, thoughtfully designed for modern family life. Exposed beams, dual-aspect windows, and a large wood burner lend warmth and character to the sitting and dining area, while French doors open directly onto the garden—perfect for seamless indoor-outdoor living.

The dual-aspect kitchen is both practical and stylish, featuring cream wall and base units, granite and wooden worktops, and a tiled floor that adds a clean, contemporary finish. A central island with power point provides a generous space for meal prep and informal dining. Integrated Neff appliances include a microwave, double oven, dishwasher, washing machine, wine fridge, and fridge freezer, all complemented by a handy under-stairs pantry.

A split staircase leads to the first floor, where the spacious primary bedroom enjoys a peaceful south-east position, dual-aspect views, and a private en-suite with shower over bath, wash basin, and WC. Adjacent is a versatile room currently used as a dressing room, complete with built-in wardrobes.

At the opposite end of the property, you'll find a charming second bedroom and a luxurious family

bathroom, both with exposed beams and views over the front garden. The bathroom features a freestanding claw-foot bath, a large walk-in shower, wash basin, and WC—offering a spa-like retreat.

Connecting the annexe to the main house is a dual-aspect link room with engineered wood flooring. This inviting space is bathed in natural light and includes access to a downstairs WC.

## **Garden & Parking**

The property enjoys wraparound gardens that offer distinct outdoor spaces for both the main house and the annexe, thoughtfully designed to complement the home's character and setting.

The annexe benefits from a private patio seating area to the side, leading to a rear garden laid to lawn and bordered by mature shrubs and flowering plants. A charming kitchen garden sits beyond, complete with raised beds and a greenhouse—perfect for growing produce or pottering in the sunshine.

To the front of the main house, a paved terrace provides an idyllic spot to sit and take in the neighbouring countryside views. The lawn is framed by well-established flowerbeds filled with seasonal blooms and mature planting, creating a tranquil and picturesque outlook.

A gated gravel driveway sweeps in from the side of the property, offering generous parking and a secure area for children and pets to enjoy outdoor play in safety.

## **Council Tax, Tenure & Services**

Electric - Mains Connected

Private drainage - Septic Tank

Shared private water via neighbouring property

Heating- oil fired central heating

Ofcom broadband services - Superfast: Download 80 Mbps

Ofcom mobile signal -External - EE, Three, O2 and Vodafone.

## **Sampford Peverell**

Sampford Peverell is a very sought after village with local amenities whilst the market town of Tiverton boasts a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27 as well as access to Tiverton Parkway mainline railway station.

## **Sales Enquiries**

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

## **Disclaimer**

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

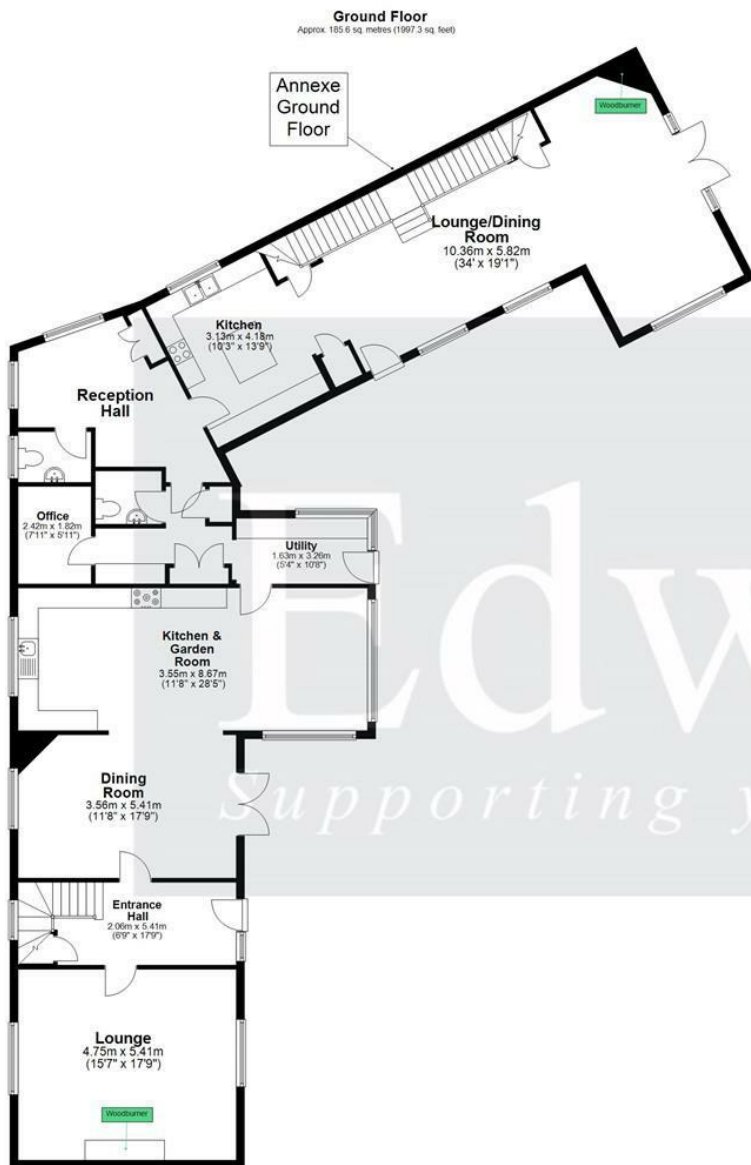




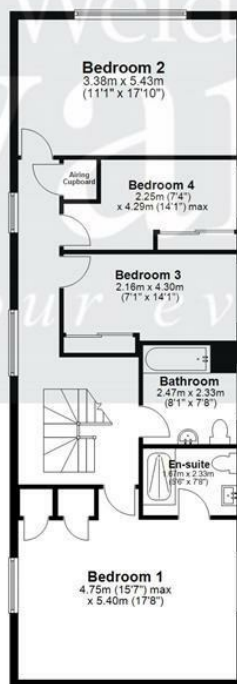








Total area: approx. 341.5 sq. metres (3676.3 sq. feet)  
This plan is for guidance only and is not to be relied upon.  
Measurements are approximate.  
Plan produced using PlanUp.



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



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