



Appletree House , Tiverton, EX16 8LW

Freehold

Price £550,000

Council Tax Band - E

WONDERFULLY SPACIOUS FAMILY HOME IN PUDDINGTON ON 1/3 OF AN ACRE! - Must be viewed! This substantial FOUR DOUBLE BEDROOM family home situated in a popular Hamlet of Puddington.

Appletree House was built by the family of the current owners with great imagination to offer well apportioned rooms throughout and by adding a cottage homely feel mixed with modern day living to give sizable and comfortable accommodation! The property comprises a canopy entrance porch leading to the entrance hall, wonderful 26ft dual aspect sitting room with a delightful feature fire place with French doors leading to the rear garden, fantastic open plan kitchen/breakfast/dining room with French doors to the rear garden, study area, utility room, light and airy landing space with centralised balustrade stairwell, four large double bedrooms with a roll top en-suite bathroom, family bathroom/shower room, large double width garage which currently has one half converted into a hobbies room. Outside the large level rear garden is mainly laid to lawn with the impressive frontage offering wonderful kerb appeal as you enter through the stone pillars and wrought iron gates onto the large drive that provides enough off road parking on the block paved drive for numerous vehicles.

The villages of Morchard Bishop and Witheridge are situated nearby both offering shops and amenities, including primary schools, churches, stores, newsagents, public houses, restaurants, doctors' surgery, vets and sports facilities. The popular mid-Devon market town of Tiverton is situated approx 8.5 miles to the east, providing a comprehensive range of shopping and recreational facilities along with Parkway mainline station but the town is best known for the world renowned Blundell's Public school. The university city of Exeter is approx fifteen miles distant and provides three stations and one airport with direct links to London.

Canopy Entrance Porch

Leading to a large hard wood entrance door leading to the entrance hall.

Entrance Hall 10'0" x 9'7" maximum (3.05m x 2.92m maximum)



A lovely entrance hall fitted with herringbone wood floor, radiator, spindle balustrade stairwell to first floor landing with storage cupboard under and doors leading to.

Sitting Room 11'11" x 26'0" (3.63m x 7.92m)



A delightful dual aspect sitting room featuring a wood beams across the room with brick fireplace and open fire, t.v. and telephone points, 2 radiators with french doors leading to the rear garden.

Kitchen/Breakfast/Dining Room 19'6" x 16'6" narrowing to 12'7" (5.94m x 5.03m narrowing to 3.84m)



A large room that is also ideal for entertaining fitted with a wide range of work tops offering a range of cupboards and drawers under with built in fridge, dishwasher and double oven with four ring electric hob and cooker hood above, tiled splash backs with stainless steel single drainer sink unit, matching eye level cupboards with double glazed window to rear aspect and french doors leading to the rear garden, wood flooring leading to the study area.

Study Area 7'8" x 5'8" (2.34m x 1.73m)



An ideal space to work from home continuing with wooden floor, radiator and double glazed windows to front aspect.

Utility Room 17'5" x 5'2" (5.31m x 1.57m)

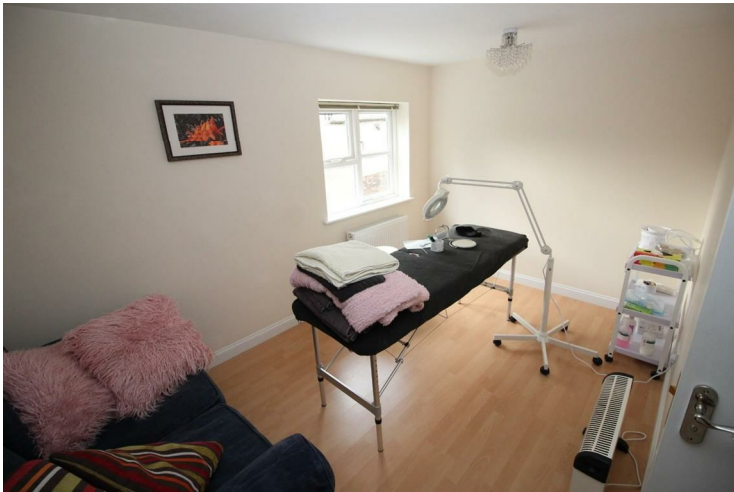


Matching the kitchen worktops with a range of cupboards and drawers under and eye level cupboards fitted with a Belfast sink unit, plumbing and space for washing machine and tumble dryer, floor mounted oil boiler, part tiled walls with wooden floor and double glazed window to rear aspect with door leading to rear garden and door leading to rear lobby.

Rear Lobby 6'9" x 4'11" (2.06m x 1.50m)

Fitted with laminate wood flooring, space for free standing chest freezer, door to bobbies room and door leading to garage.

Hobbies Room 10'2" x 12'6" narrowing to 7'10"
(3.10m x 3.81m narrowing to 2.39m)



Forming part of a temporary garage conversion that is utilised as a hobbies room and could easily be converted back to form part of the double garage this room offers a double glazed window to side and laminate wood flooring.

Double Garage 17'5" x 15'5" maximum (5.31m x 4.70m maximum)

This is a currently a single garage with a large store area in front of the hobbies room and second garage door offering light and power.

Cloakroom 3'1" x 5'6" (0.94m x 1.68m)



Continuing with the heringbone wood flooring from the entrance hall comprising a white suite fitted with a low level w.c., pedestal wash hand basin, radiator and obscure double glazed window to front aspect.

First Floor Landing 16'11" x 12'11" maximum I-shaped
(5.16m x 3.94m maximum I-shaped)



A light and airy landing space featuring a centralised spindle balustrade stairwell with window to front aspect, loft hatch and doors leading to.

Bedroom One 21'0" x 16'8" maximum (6.40m x 5.08m maximum)



An impressively spacious room that swallows a super king size bed and offers further space for wardrobes currently fitted with two radiators and built in wardrobes and eaves storage cupboards with dormer windows to rear over looking the impressive garden and front offering wonderful countryside views. Door leading to

En-Suite Bathroom 7'2" x 9'5" (2.18m x 2.87m)



A feature bathroom offering a roll top claw bath with mixer tap, pedestal wash hand basin with tiled splash back, low level w.c., chrome towel radiator, inset spot lighting, dado rail with panelled walls and obscure double glazed window to rear aspect.

Bedroom Two 11'10" x 12'9" (3.61m x 3.89m)

A large double bedroom offering a t.v. point, radiator and double glazed window to rear aspect.

Bedroom Three 11'11" x 12'10" (3.63m x 3.91m)



A large double bedroom offering a t.v. point, radiator and double glazed window to front aspect.

Bedroom Four 12'4" x 9'5" (3.76m x 2.87m)



A large double bedroom offering a t.v. point, radiator and double glazed window to rear aspect.

Family Bathroom/Shower Room



One of the main features of the property the large family bathroom/shower room is spacious and comprises a large double shower cubicle with mains shower and glass screen sliding entrance door, panelled bath, low level w.c. and pedestal wash hand basin, laminate wood flooring with radiator and chrome heated towel rail and double doors leading to an airing cupboard for the hot water cylinder and obscure double glazed window to front aspect.

Rear Garden



An impressively spacious flat garden offering a large patio area to the rear of the property leading to the large area mainly laid to lawn featuring a raised decked area currently offering a hot tub (not included but available on request and subject to negotiation) enclosed with tall shrub boundary and play house at the end of the garden over looking agricultural farm land. (See agents note regarding the telegraph pole).

Front garden

To the front of the property there is a wonderful sense of kerb appeal with stone pillars providing wrought iron gates into the large block paved drive leading to the entrance door and garage to offer off road parking for numerous vehicles. The remainder of the front garden offers a raised boundary bank with public seating. The property also offers two side entrances leading to the rear garden.

Please note the entrance of the drive area was subject to acceptable planning and though the brick pillars and gates are set in the remaining area provides further block paving before joining the main highways adopted road.

Agents Note

To the rear of the property in the garden there is a telegraph pole situated less than a meter to the rear corner of the utility room that was erected within months of the house being built. This does not distract visually from the property or rear garden but access must be provided on request to service the telegraph pole by BT.

Floor Plan

GROUND FLOOR
1185 sq.ft. (110.1 sq.m.) approx.



1ST FLOOR
1024 sq.ft. (95.2 sq.m.) approx.



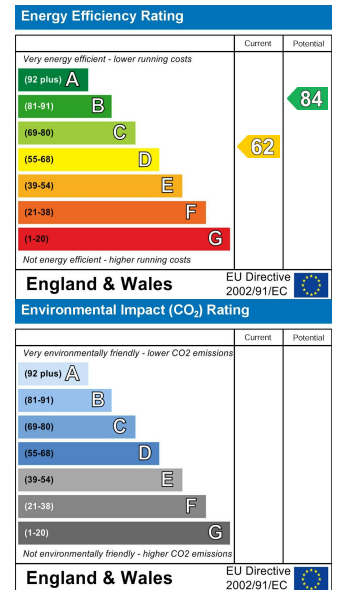
TOTAL FLOOR AREA : 2209 sq.ft. (205.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.