



STAGS

Ringstone Stables

Ringstone Stables

Oakford, Tiverton, EX16 9EU

Oakford 0.5 mile Tiverton 9 miles M5 Motorway (J27) 15 miles

- Superb 4 Bedroom ScandiaHus House
- Gardens, Garaging and Parking
- Large Modern All Purpose Buildings with Stables
- Internal Claydon Four Bay Horse Walker
- Outdoor School Rubber and Sand Surface 55m x 21m
- Rubber Surface Turnout
- 6 1/2 Furlong Woodchip Gallops
- Productive Well Fenced Pasture

Guide price £1,095,000

SITUATION

Ringstone is situated in a superb elevated and private position between the Exe Valley and Exmoor, with glorious views over the surrounding countryside and glimpses of the Brendons, Quantocks and Exmoor hills. The village is a short walk and has a village hall and church. Bampton, 4 miles, offers an excellent range of services including a mini supermarket, bakery, greengrocer, butcher, restaurants and bistro, school and several public houses. Tiverton offers a greater range of day to day facilities and the County town of Taunton and the city of Exeter are within easy driving distance and have a vast amount to offer.

Communication links are excellent, with the A361 North Devon Link Road at Tiverton giving access to the M5 at Junction 27, where fast trains at Tiverton Parkway take approximately 2 hours to London Paddington.

DESCRIPTION

A modern energy efficient house, set discreetly in its own grounds accessed by a quiet country lane. The rooms to the front of the house enjoy outstanding views of the property and surrounding countryside.

ACCOMMODATION

The accommodation is very well laid out with the front door leading into an enclosed porch. The accommodation includes an excellent kitchen fitted with bespoke units and a four oven Aga. The family room is very spacious and light with doors to the garden enjoying fabulous panoramic views. The dining room is double aspect with views of the garden. Also on the ground floor is a study/snug, two cloakrooms, utility and a rear hallway with heated boot cupboard.

On the first floor the master bedroom enjoys delightful rural views and has an en-suite bathroom, and built in wardrobes. There are three further double bedrooms, and the family bathroom with bath, shower unit, WC and hand basin.



An outstanding equestrian and livestock property enjoying spectacular far reaching views with superb facilities set in 32 acres





OUTSIDE

The gravelled drive leads to an ample parking and turning area giving access to the house and buildings. To the front of the house is a level lawn facing south and east which enjoys a good degree of sunshine and lovely views. Below this is a further area of garden with a greenhouse and planted with shrubs. There are steps leading down to the external entrance to the cellar under the house.

Set away to the south west of the house is an excellent complex of buildings which comprises of a five bay portal framed agricultural building (32m x 24m) which currently houses 15 Lodden boxes and an internal Claydon four bay horse walker. Attached to the east side is a versatile lean-to building (32m x 2.9m). Adjacent to the gravelled parking area is the covered galvanised steel framed barn (14.6m x 6m), ideal for garaging lorries, tractors and cars, attached to another multi-purpose galvanised steel framed building (32m x 6.25m). Beside the buildings is an outdoor m²age (55m x 21m), together with a rubber surfaced turnout (24.75m x 16.5m) and a woodchip gallop which rise over 6½ furlongs.

The land is made up of a selection of well fenced paddocks, which mostly have automatic water troughs.

SERVICES

Mains electricity. Private drainage and water. A supplementary power system with wind turbine, photovoltaic panels and battery pack storing surplus production benefit from a FIT rate. Diesel Generator if needed. Broadband available.

VIEWING

Strictly by appointment with the agents please. Stags Dulverton Office 01398 323174 or dulverton@stags.co.uk.

AGENTS NOTE

The property is subject to a Section 106 agreement which restricts any part being sold separately.

BASIC PAYMENT SCHEME

The farmland is registered for entitlements under the BPS. The current scheme year payment is reserved from the sale.

PLANS & BOUNDARY FENCES

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves as to its accuracy.

SPORTING & MINERAL RIGHTS

The sporting and mineral rights in so far as they are owned are included.

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of any wayleave agreements and any public or private rights of way or bridleways etc.

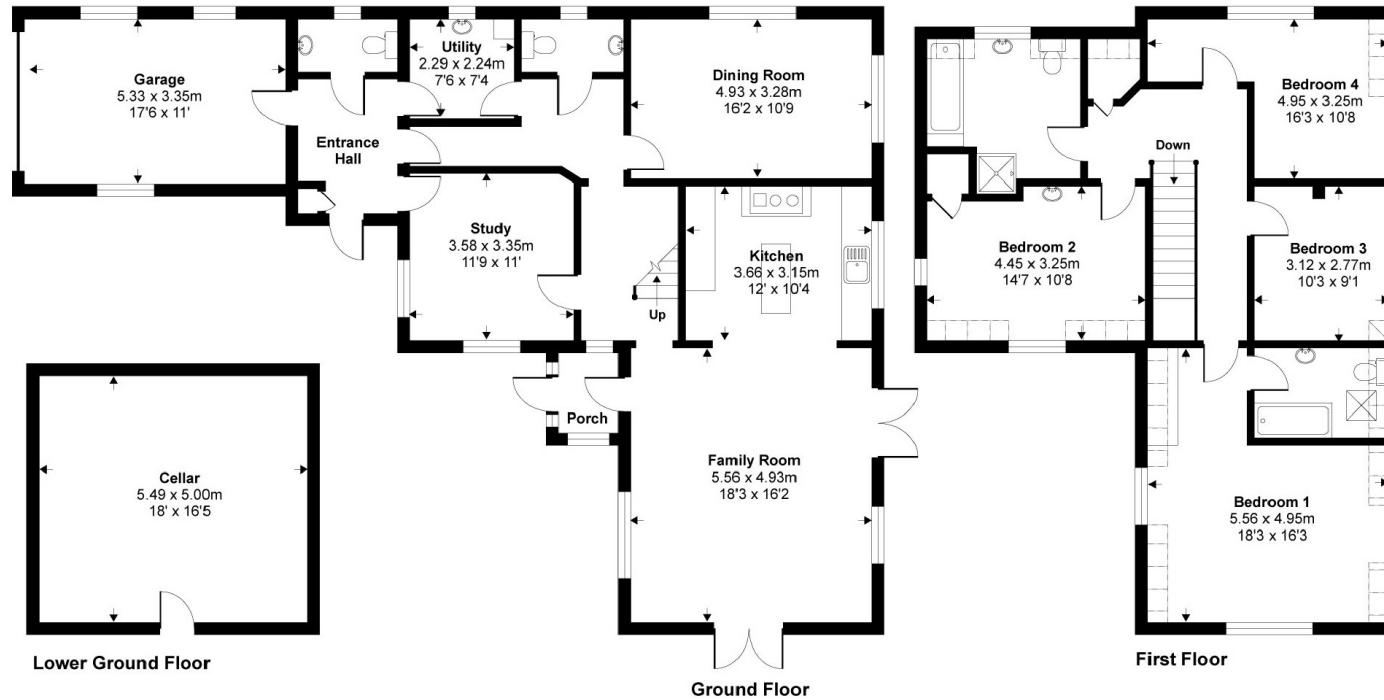
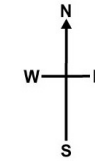
DIRECTIONS

From junction 27 of the M5 motorway take the A361 towards Tiverton. At the first roundabout take the third exit A396 towards Bampton and after 5 miles at the Exeter Inn roundabout take the first exit. Proceed for 2 miles to Black Cat and bear left on the B3227 signposted South Molton. Go up the hill and turn left to Oakford, proceed straight through the village and after ½ mile bear right and the entrance to Ringstone is found on the right hand side.



Approx. Gross Internal Floor Area
225.3 Sq Metres 2426 Sq Ft (Excludes Restricted Head Height & Includes Garage, Cellar)

Denotes restricted
head height



Copyright nichecom.co.uk 2018 Produced for Stags
NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



Stags
13 Fore Street, Dulverton, Somerset, TA22 9EX
Tel: 01398 323174
dulverton@stags.co.uk

Energy Efficiency Rating		
Energy efficiency class	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	82	85
EU Directive 2002/91/EC		