



Market Hill











# Market Hill

Pennymoor, Tiverton, , EX16 8LH

Tiverton 8 miles | M5 (J27)/ Tiverton Parkway Station 14 miles | Exeter 13 miles

An architecturally designed, detached bungalow in an attractive village edge location with far reaching southerly views, gardens, paddock and stables, in all 3.36 acres.

- Individually Designed Detached Bungalow
- Large L-Shaped Sitting Room
- Double Garage and Stables
- Open Southerly Views
- Council Tax Band E
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- In all 3.36 Acres
- Tiverton 8 miles
- Freehold

Guide Price £575,000

## Stags Tiverton

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@StagsProperty



## SITUATION

The property is situated on the edge of the village with views over unbroken countryside to the south side. The property is within walking distance of the Cruwys Arms public house, whilst wider amenities can be found in either; Witheridge 5 miles or Tiverton 8 miles.

Tiverton provides a range of supermarkets, retail facilities, a hospital, leisure centre, as well as state and private schooling. Access to the M5 J27 can be gained along the North Devon Link Road (A361), alongside which lies Tiverton parkway station, with fast trains to London Paddington in under 2 hours. To the south, 13 miles distant, lies the cathedral and university city of Exeter offering a much wider range of amenities for the surrounding communities.

## DESCRIPTION

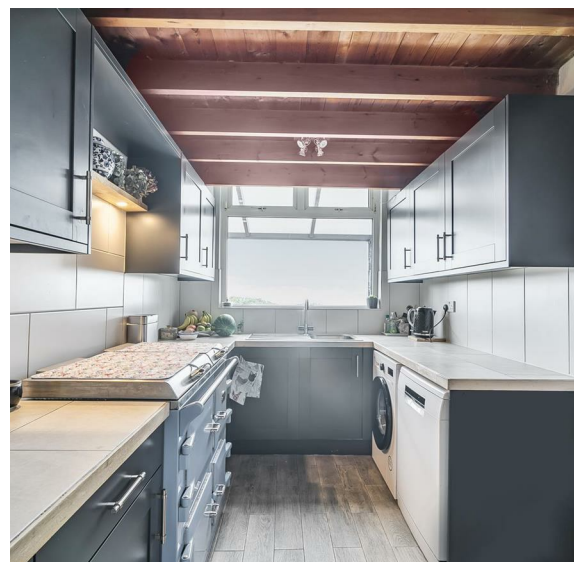
An attractive, individual detached bungalow within a rural, but accessible location providing a great country retreat with equestrian and smallholding opportunities.

Internally, the accommodation is well-presented and modernised with an attractive open-plan layout. Whilst externally, the ground runs to the south with double garage, stables and outbuildings, located adjacent to the driveway. The tremendous southerly views stretch for many miles over the countryside to Dartmoor in the far distance.

## ACCOMMODATION

The well-proportioned entrance hall, with built in storage, welcomes you into the property and gives access to the principal ground floor rooms. The dual aspect sitting room lies centrally within the property offering a wood burning stove and large, sliding patio doors out to the covered veranda and giving open views to the south. The kitchen/dining area beyond offers modern and stylish fitted units with space for a range cooker. Off the dining area, further patio doors lead out to the garden. The rear lobby gives access to a large utility and external access to the side of the property. On the eastern side of the property, the ground floor also offers two-bedrooms and a tiled shower room with corner shower unit, heated towel rail, wash basin & WC.

Stairs rise up to the first floor, with a spacious galleried landing offering ample space for a study/ hobby area. Adjacent lies a further bedroom with a Juliette balcony offering views to the west.







## OUTSIDE

The property is accessed via a five-bar gate opening onto the gravel driveway which runs up to the property and provides a large turning and parking area. Adjacent lies a double garage with up and over door and the timber framed workshop and stable block. The garden, majority laid to lawn with the addition of mature shrubs and trees, lies to the side of the property with wonderful views to the south. Whilst to the east of the property, there is a delightful kitchen garden.

The ground runs to the south of the driveway. There is an initial area of open pasture with the main paddock beyond, enclosed with hedging and fencing. In all the whole extends to 3.36 acres.

## SERVICES

Mains electricity, water & drainage. Gas Central Heating.

Ofcom predicted broadband services – Standard & Ultrafast available.

Ofcom predicted mobile coverage for voice and data: Externally -EE, Three, O2 and Vodafone (variable).

Local Authority: Mid Devon District Council.

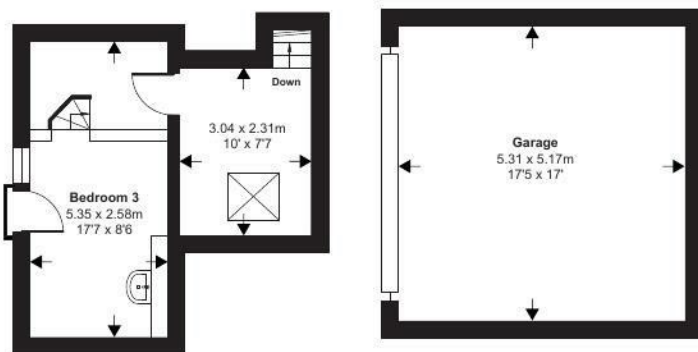
## VIEWINGS

Strictly by appointment with the agents please.

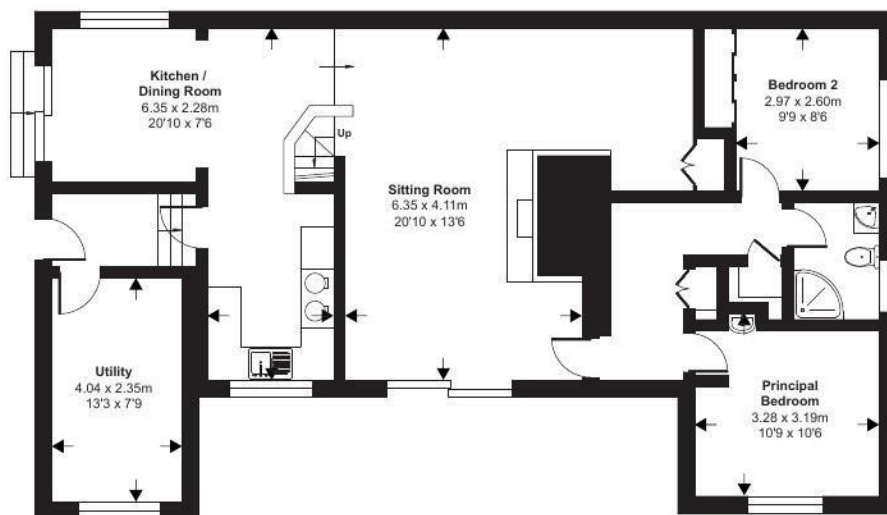
## DIRECTIONS

From Tiverton, proceed on the B3137 West towards Witheridge for 5.6 miles, passing through the village of Witleigh. After rising up the hill and out of the woods, take the second left at Peak Cross then take the first left signposted to Pennymoor. Upon reaching the village, proceed straight across the cross roads into Taylors Hill, with the entrance being the last on the left.

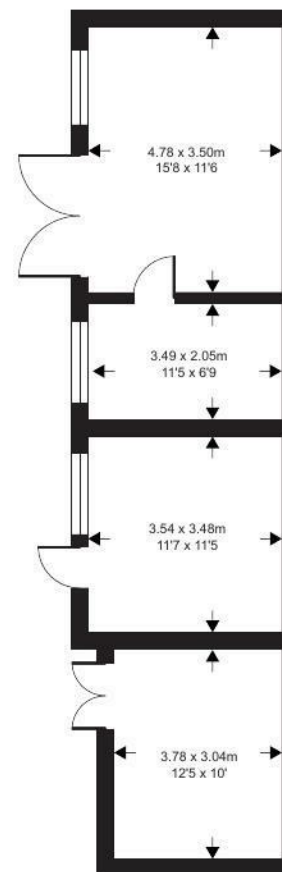




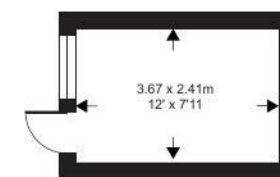
First Floor



Ground Floor



Workshop & Stable Block



Outbuilding

Approximate Area = 1384 sq ft / 128.5 sq m  
Garage = 295 sq ft / 27.4 sq m  
Outbuildings = 618 sq ft / 57.4 sq m  
Total = 2297 sq ft / 213.3 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). © nitchecom 2025. Produced for Stags. REF: 1346985



STAGS

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                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         | 60                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 21      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         |                         |
|                                             |         | EU Directive 2002/91/EC |







