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Wynefreds Washfield, Tiverton, Devon, EX16 9RD

Guide Price £495,000

- No Onward Chain
- 4 bedrooms
- Beautiful gardens
- Predating 1564
- Inglenook Fireplaces and oil-fired Aga
- Private gated drive
- Immense character
- Large barn & workshop
- Village setting and rural outlook

8 Fore Street, Tiverton, Devon, EX16 6LH
01884 253500

tiverton@seddons.com
www.seddons.com

Wynefreds, Washfield, Tiverton, EX16 9RD

A fascinating Grade II* listed period home believed to predate 1564, offering exceptional character, four bedrooms, beautiful gardens, barn, private parking and a peaceful setting in the sought-after village of Washfield near Tiverton.

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Council Tax Band: E

Are you searching for a property with genuine character, rather than the tired clichés so often found in estate agency particulars? Welcome to Wynefreds.

Named after Wynefred Worth, daughter of the landowning Worth family of Washfield, this remarkable home is believed to predate 1564 and may have been part of a much larger dwelling. It is thought the building may once have served as a hunting lodge, providing accommodation and entertainment for visiting guests. An inscription, bearing the name of Wynefred, below the rare oriel window on the public-facing facade, are indicators of the status of the Worth family.

Constructed from finely cut local stone and featuring exceptional carpentry, the quality of the craftsmanship is immediately apparent, and Wynefreds stands today as a reassuringly solid and enduring home. Thick stone walls help keep the house naturally cool during the warmer months, while an oil-fired Aga and wood-burning stoves on both the ground and first floors create a warm and welcoming atmosphere throughout winter.

Tucked away just below the village of Washfield, the property enjoys beautifully established gardens planted with a wide variety of flowering plants, scented roses, shrubs, and mature trees. Numerous seating areas have been thoughtfully created, allowing you to pick either a shady retreat or a sunny corner depending on the time of day.

The garden-facing elevation was remodelled in red brick during the 19th century, with large windows introducing an abundance of natural light. An entrance lobby opens into an impressive open-plan living space where a magnificent inglenook fireplace takes centre stage. Historic fireside benches, candle alcoves, and bread ovens provide a fascinating glimpse into the property's past.

The kitchen is centred around the oil-fired Aga, which provides cooking facilities, hot water, and welcome warmth during cooler weather. There is ample storage, generous work surface space, and plumbing for a washing machine, while a traditional larder cupboard offers additional food storage. Planning permission was granted in 2020 for a single-storey porch extension, utility room, and garden wall, presenting a potential opportunity for future owners to revisit the proposal if desired.

A notably wide staircase rises to the first floor, at the foot of which a cloakroom is found. The first floor was once a single 'Great Chamber' and has long since been divided into two generous double bedrooms. The historic fireplace features a rare firebox, or laver, which would traditionally have been used to heat water for washing and reserved for important guests. The bedroom with the wood-burning stove set into this fireplace is currently being used as a study. The finely carved ceiling beams and beautiful floorboards ensure there is something of architectural interest wherever you look.

Also accessed from the landing are two smaller rooms, one featuring the magnificent oriel window. The panes on three sides flood the room with natural light and indicate its use as a study before the use of electric light.

A steep spiral staircase leads to the second floor. At its base is a charming library area, complete with a window seat, creating an enticing reading nook. Adding yet another layer of history, the bannister beside the staircase was once the arm of a First World War stretcher.

The second floor provides two further double bedrooms with vaulted ceilings, together with a family bathroom. Here, the substantial depth of the window reveals offers a striking reminder of the thickness of the original walls. The bathroom includes both a bath and seperate shower cubicle, while a radiator connected to the Aga helps keep the room warm and dry.

A quiet no-through lane serves Wynefreds and just one neighbouring property. The gated private driveway provides ample parking, with scope to create additional spaces if required.

The gardens have been lovingly landscaped and planted, creating a wonderfully peaceful setting with colour, interest, and scent throughout the seasons. Mature apple

trees, established borders, secluded seating areas, and a small well make this a delightful place to relax. Within the grounds stands a substantial barn, ideal for storage, workshop use, or a variety of other practical purposes.

Despite its tranquil setting, the property is only a short walk from the village and a few minutes' drive from Tiverton. Washfield is a highly regarded village situated on the side of the beautiful Exe Valley, with miles of countryside walks immediately accessible from the doorstep. Much of the village has been built from distinctive local Washfield Stone, an igneous stone unique to this area. The community is supported by an active village hall, while the Grade II listed Church of St Mary dates back to the 13th century.

Wynefreds is a truly unique home, offering a level of historic character and architectural interest more commonly associated with National Trust properties, yet combined with comfort and practicality.

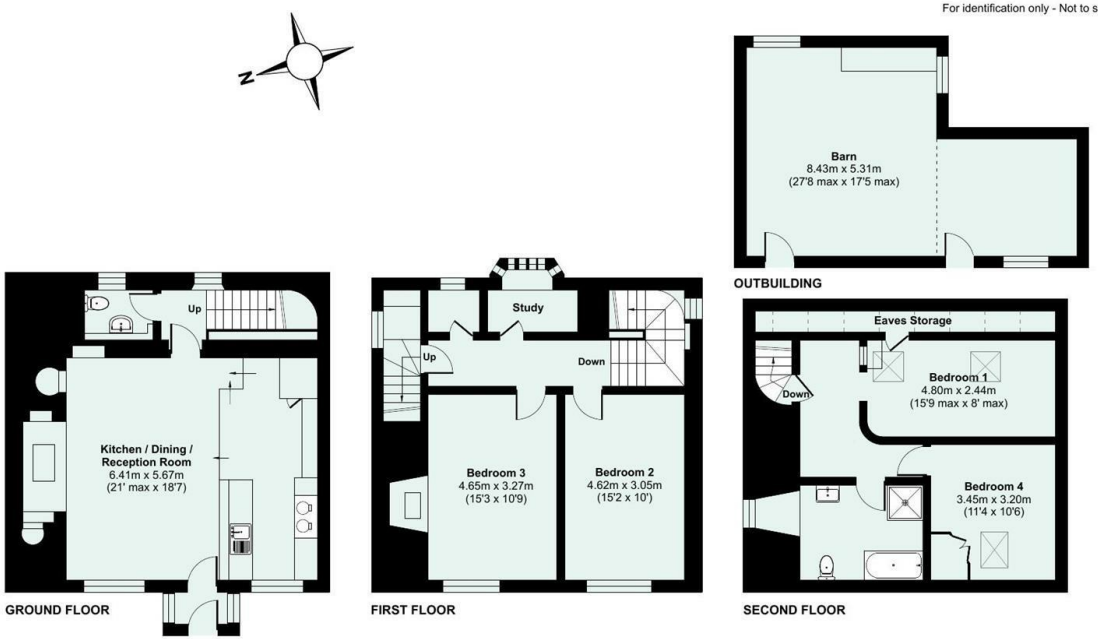
Tenure:
Freehold

Services:
Mains electricity, water, and drainage. Oil-fired Aga.

Council Tax:
Band E

Local Authority:
Mid Devon District Council 01884 255255

Approximate Area = 1578 sq ft / 146.6 sq m
Limited Use Area(s) = 61 sq ft / 5.6 sq m
Outbuilding = 392 sq ft / 36.4 sq m
Total = 2031 sq ft / 188.6 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). ©nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1520507

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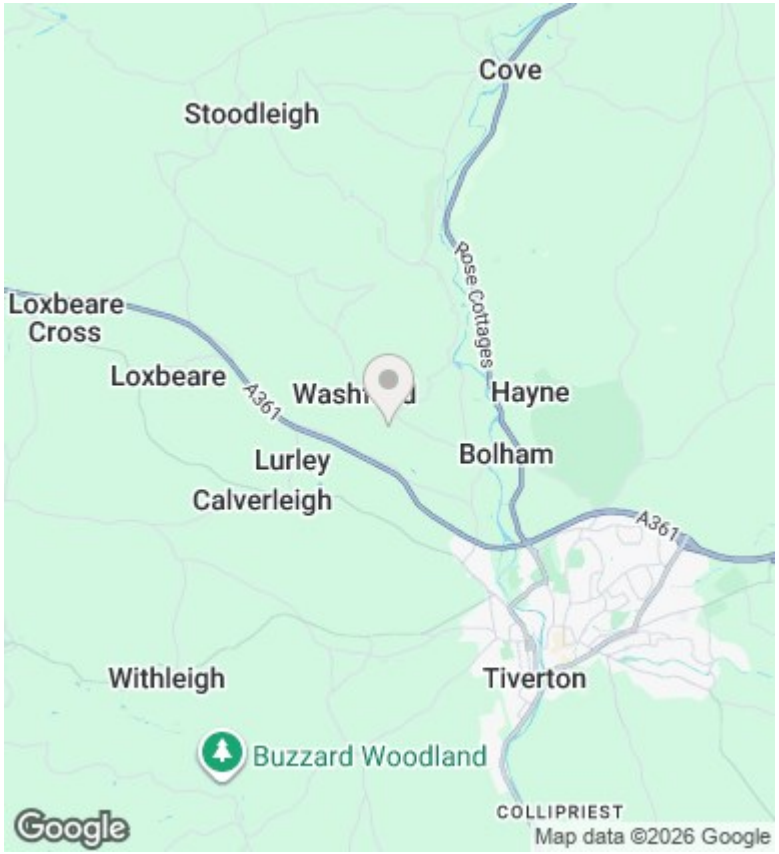


Directions

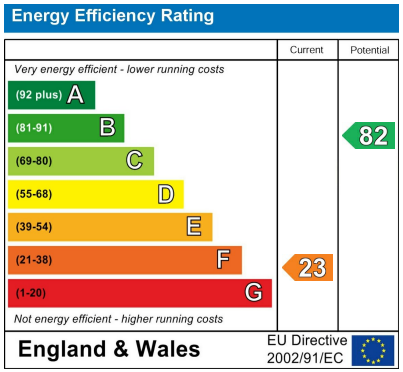
What3Words Location: ///spires.ridiculed.stunning
https://w3w.co/spires.ridiculed.stunning

Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

Council Tax Band

Band E



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