

STAGS

Dragons Lair

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Pennymoor, Tiverton, EX16 8NA

Tiverton 5 Miles | M5 J27 & Tiverton Parkway Station 12 Miles | Exeter 15 Miles

A unique detached character home in a tucked away country location, together with paddocks, outbuildings and stables. In all 2.88 acres.

- Detached, Extended Former Barn
- Kitchen/ Dining Room
- Outbuildings and Stables
- Tiverton 5 Miles
- Council Tax Band D
- Two Bedrooms. Two Bathrooms
- Two Reception Rooms
- Workshop and Large Garage/ Barn
- In All 2.88 Acres
- Freehold

Guide Price £550,000

SITUATION

The property is ideally located, immersed in countryside, in a rural but accessible position. Tiverton lies 5 miles away and provides an excellent range of facilities, including supermarkets, schooling, independent shops, veterinary care and hospital. The A361/ North Devon Link Road lies to the north of Tiverton providing easy access to the M5 Junction 27, within 12 miles. Adjacent, Tiverton Parkway Station offers fastest trains to London Paddington in under two hours. To the south, 15 miles, lies the cathedral and university city of Exeter offering a vast range of amenities and services, including an international airport.

The surrounding landscape provides a wealth of unspoilt countryside with many foot and bridle paths, as well as quiet country lanes. Additionally, the property has direct access to a footpath for dog walks.

DESCRIPTION

A well-presented and maintained country home together with outbuildings and land, forms a very versatile small holding with plenty of scope for equestrian or general livestock rearing, with the addition of large garaging and workshop space providing a number of further potential uses.

The accommodation is characterful with exposed timbers and stain-glass windows, and features a gallery landing and two en suite bathrooms, as well as two reception rooms and an open plan kitchen/ dining room.







ACCOMMODATION

Upon entering the property, a hallway with separate cloakroom, leads through to the triple-aspect sitting room, with multi-fuel stove and French doors out to the patio. Beyond, the dual-aspect, open-plan kitchen/ dining room offers a fantastic space for family gatherings with exposed timbers and timber paneling. The kitchen area offers oak wall and base units, dual Butlers sink, Rayburn Royal and space for further appliances whilst the dining area provides ample space for 6-8 seat table, suitable for entertaining. A study lies to the southern end of the property, offering a versatile reception room. An adjacent hallway gives access to the front of the property and patio.

Stairs rise to a gallery landing above the kitchen, providing access to both spacious bedrooms. Each room benefits from built-in wardrobe and ensuite bath/ shower room with internal stain-glass windows. Both rooms offer views across the garden and paddocks and the addition of Velux windows to enhance the natural light.

OUTSIDE

The garden offers well-maintained lawns bordered by a stream and flower/ shrub borders to either side. Immediately to the front of the property is a delightful south-westerly facing paved patio with views across its own land.

The property is accessed via a shared drive leading to a five-bar gate and private driveway around the property to a large turning and parking area for several vehicles, with a path leading down to the front door. Adjacent is the stables with tack room and feed store, with the large barn/garage lying beyond the western end of the plot. This offers a large and versatile barn, currently used as garaging, but could suit many alternative uses.

The paddocks lie to the west and south of the property, currently laid to permanent pasture with a hedge and fence boundary.

AGENTS NOTE

A public footpath runs through the property.

SERVICES

Mains electricity and water (via sub-meter). Private drainage via Septic Tank. Oil Fired Central Heating,
Ofcom predicted broadband services - Standard & Ultrafast
Ofcom predicted mobile coverage for voice and data: External (variable) – EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council.

VIEWINGS

Strictly through the agents, Stags Tiverton.

DIRECTIONS

What3Words: //////sensible.cards.committed

Google Drop Pin: https://maps.app.goo.gl/ce3TmMHUzVpW7T3N7



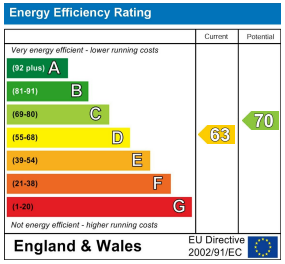




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Approximate Area = 1459 sq ft / 135.5 sq m (excludes void)
Garage = 568 sq ft / 52.7 sq m
Outbuilding = 1072 sq ft / 99.5 sq m
Total = 3099 sq ft / 287.7 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1445882