

Guide Price £360,000



1a Townwood House, Oakford, Devon, EX16 9EN

- Idyllic woodland setting
- Cloakroom and utility
- Kitchen/ breakfast room
- Ample parking
- Potential to live off grid
- Entrance hall
- Sitting/ dining room
- 3 bedrooms, 2 bathrooms
- Riverside garden
- Super fast broadband

1a Townwood House, Oakford EX16 9EN

Charming stone-built cottage in a tranquil woodland setting. This beautifully presented, three bedroom country retreat has a wonderful riverside garden and ample private parking.



Council Tax Band: C



1a Townwood House occupies a wonderfully peaceful woodland setting in the tree-filled valley of Iron Mill Stream, with no passing traffic and a beautiful south-facing aspect. Built in 2007, this beautifully presented end-of-terrace stone cottage combines character with modern comfort, including hardwood double glazing and underfloor heating throughout.

The spacious entrance hall has tiled flooring, understairs storage and a cloakroom. The light-filled double-aspect sitting/dining room leads through to a well-equipped kitchen/breakfast room with fitted units, Bosch double oven, ceramic hob and extractor. A useful utility room provides fitted storage, sink, stable door to outside and space for appliances, with the fridge/freezer and washing machine included. Upstairs, the bright master bedroom has fitted wardrobes and an en-suite bathroom, with two further bedrooms served by a modern family shower room.

Outside, there is a large gravelled parking area with timber garden shed, together with further parking opposite. The secluded riverside garden is a particular feature, providing a tranquil setting beside the stream, with the surrounding woodland attracting kingfishers and dippers. There is also a useful storage/bin area to the rear. Full vehicular access is available via a track suitable for 2WD vehicles.

The property enjoys a Dark Sky location, with no street lighting and wonderful night skies, together with superfast broadband, making it well suited to those working from home. Subject to the

necessary planning consents, there is also potential for solar panels to the roof and possibly the adjoining bank, offering scope for greater energy independence.

The cottage is approximately one mile from the pretty village of Oakford, with its parish church, pub and village hall, and just three miles from Bampton, which offers a good range of shops, pubs, restaurants, primary school and doctor's surgery. Tiverton is around 15 minutes by car, with Junction 27 of the M5 approximately 10 minutes further. Exmoor National Park is only three miles to the north, providing beautiful wooded valleys, open moorland and excellent opportunities for walking and other country pursuits.

Services: Mains electricity. Private borehole water supply, registered with MDDC. Shared septic tank. Underfloor heating throughout.
Tenure: Freehold.
Council Tax: Band C.
Local Authority: Mid Devon District Council.

Please see the floor plan for dimensions. Internal photographs have been taken using a wide-angle lens to show the rooms as fully as possible.



Directions

From Bampton proceed out of the town on the B3227 in the South Molton direction for about 1 mile, proceeding over the bridge which crosses the River Exe, and following the signs to South Molton continue up the valley for approximately 1 mile and turn left signed for Oakford. At Stuckeridge Cross, turn left signed for Stoodleigh and at the fork at the thatched cottage bear right and follow the lane down the hill. At the bottom of the hill, there is a property on the left, turn right signed for a Public Footpath, follow the lane along and no. 1A is the last cottage on the right.

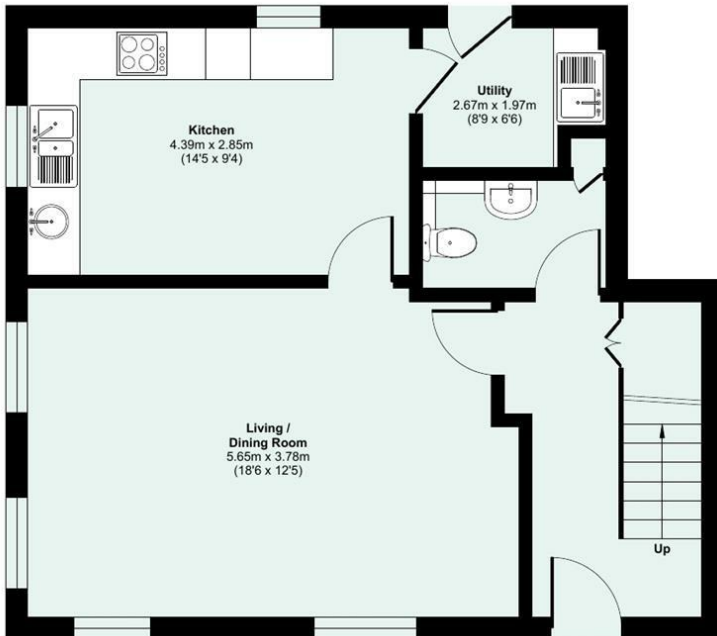
Viewings

Viewings by arrangement only. Call 01398 332006 to make an appointment.

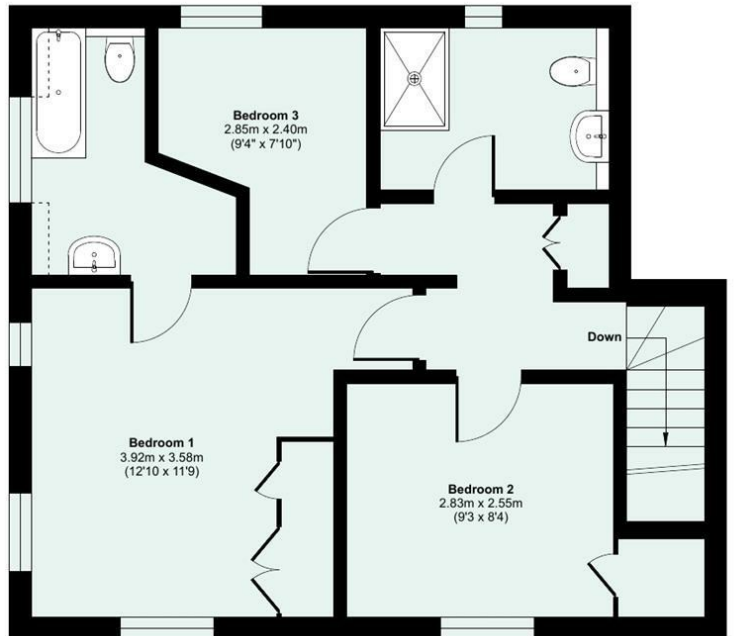
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Area = 1053 sq ft / 97.8 sq m
 Limited Use Area(s) = 3 sq ft / 0.2 sq m
 Total = 1056 sq ft / 98 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seddon Estate Agents LLP. REF: 1270993

