## Guide Price £395,000

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# Higher Croft East Anstey, Tiverton, Devon, EX16 9JR

- Peaceful, rural location
- Beautiful far reaching views
- Kitchen/dining room
- 3 bedrooms and shower room
- 0.4 acre gardens
- No near neighbours
- Just outside the Exmoor National Park
- Sitting room
- Utility room and separate WC
- Dulverton 4.5 miles, Tiverton 12 miles

**Sales, Lettings, Mortgages:**
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

# Higher Croft East Anstey, Devon EX16 9JR

A detached three-bedroom bungalow set in approximately 0.4 of an acre, enjoying glorious far-reaching countryside views and a wonderfully private rural setting with no near neighbours.

3 | 1 | 1 | D | Council Tax Band: D







Higher Croft is a delightful detached bungalow, believed to date from the 1950s, situated just outside the rural hamlet of Oldways End, approximately 4.5 miles from the picturesque Exmoor town of Dulverton. Set amidst beautiful rolling countryside, the property enjoys a particularly private and peaceful location with glorious far reaching country views.

The light and airy accommodation includes an entrance hall leading to a spacious open-plan kitchen/dining room. The kitchen is fitted with a range of units incorporating an electric oven and induction hob, with ample storage, breakfast bar, walk-in shelved pantry and space for a fridge/freezer. The dining area also benefits from useful shelved storage cupboards.

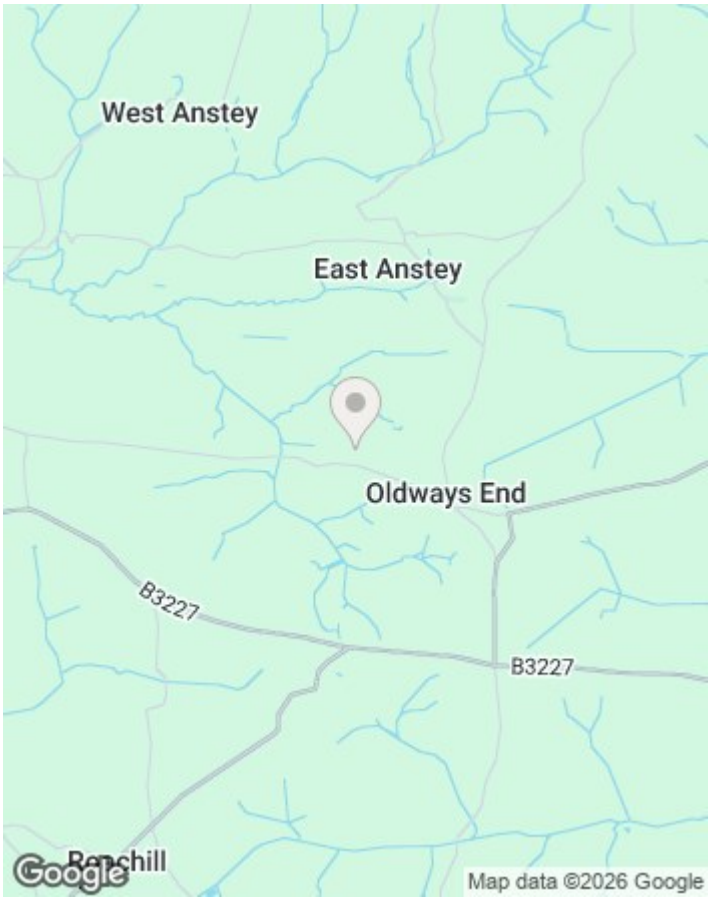
A side entrance hall provides access to the driveway and garden and incorporates a useful utility area with space for several appliances, together with a separate WC.

The sitting room has a fireplace, while there are two double bedrooms, a further single bedroom which could equally serve as a study, a shower room and a separate WC.

The gardens and grounds are a particular feature of Higher Croft, extending to approximately 0.4 of an acre and surrounding the property, with a lovely southerly aspect to the rear. The grounds include a good-sized timber garden store, greenhouse and summer house, together with two ponds and a productive vegetable garden with raised beds.

The property is approached from a quiet country lane through a five-bar gate, leading to a driveway providing parking to the front of the bungalow. The combination of the generous gardens, rural outlook and peaceful setting makes Higher Croft an appealing country home with considerable potential.

Services: Mains electricity and water. Septic tank drainage. Oil-fired central heating.
Tenure: Freehold
Council Tax: D
Local Authority: Mid Devon District Council.



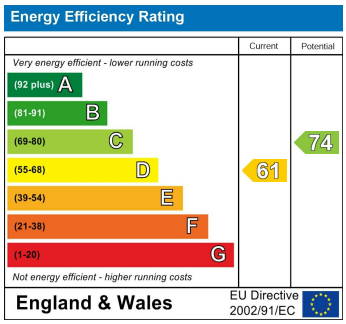

## Directions

From Bampton, proceed out of the town on the B3227 in the direction of South Molton. Continue over the bridge and follow the road for approximately 4.6 miles to Woodburn Cross. Turn right and proceed to Oldways End. Continue through the village and bear left (at the sign for East Anstey). Continue for approximately half a mile, whereupon the property will be seen on the left, marked by a Seddons board.

## Viewings

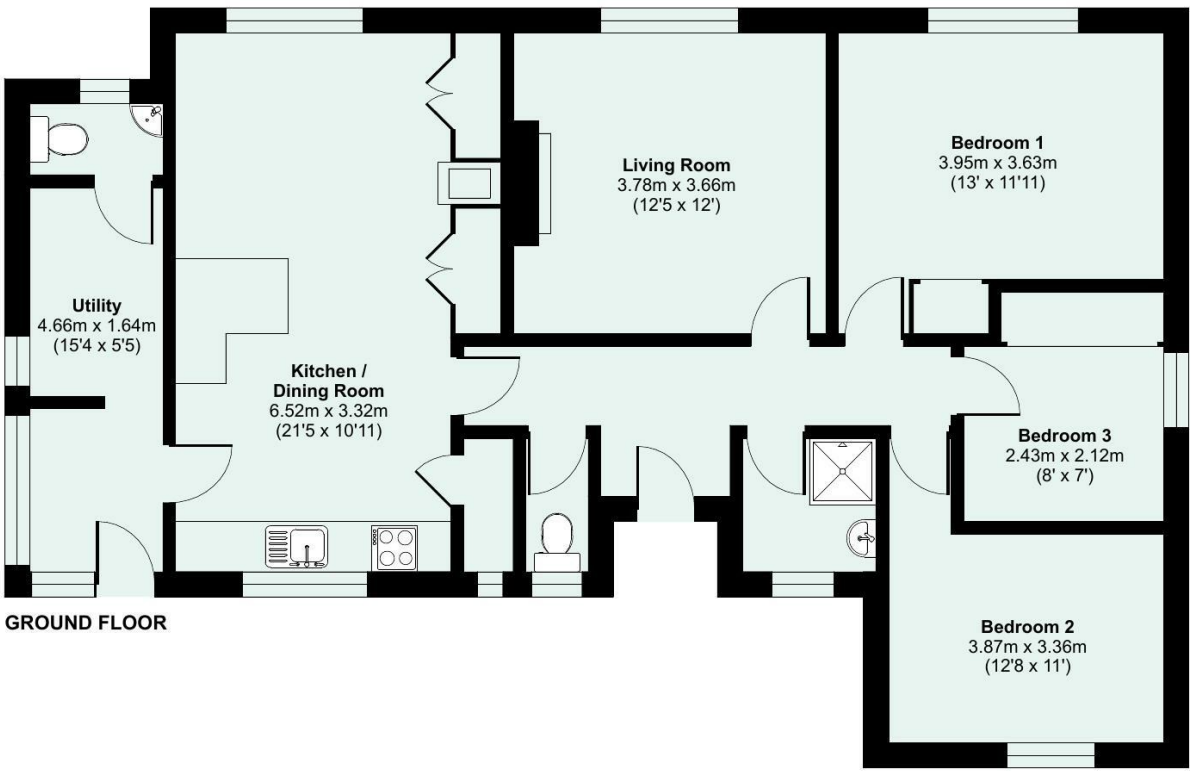
Viewings by arrangement only. Call 01398 332006 to make an appointment.

## EPC Rating:



Approximate Area = 1014 sq ft / 94.2 sq m

For identification only - Not to scale




GROUND FLOOR

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: 1521328





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