



## Higher Shutehanger

Sampford Peverell | Tiverton | Devon | EX16 7EB



A beautifully presented 4 bedroom Grade II period farmhouse, set in a popular and accessible location close to the village of Sampford Peverell with a useful studio /outbuilding, garage, large gardens and paddock.

Beautiful period home

Grade II Listed

Uffculme School Catchment

Close to M5, J27 and Tiverton Parkway Station

Three reception rooms

Useful outbuildings

Garage and lots of parking

Garden and paddock

Set in approx 2 acres

**Price**

Offers In Region of £675,000

**The Property**

Higher Shutehanger is a delightful Grade II period farmhouse located in an attractive position on the outskirts of Sampford Peverell. The property is approached from the village lane and a private drive leads to the garage and parking. Higher Shutehanger has been updated throughout and now provides spacious accommodation with character and charm in a peaceful rural setting although close to amenities. The accommodation consists of entrance porch/garden room, which has a pleasant outlook over the garden, and leads to the reception hall with exposed floorboards. The dining room is an impressive room with original cross beam with chamfered doorway, built-in display storage cupboard, flagstone flooring and inglenook fireplace.





The sitting room is a spacious and well proportioned room with dual aspect and French doors leading out to the garden. Stone inglenook with bressumer beam inset wood burning stove. Exposed beams and oak flooring. The kitchen/breakfast room offers a range of handmade solid wood kitchen units with granite work surfaces incorporating Belfast double sink. Integrated dishwasher and fridge, electric Aga. Solid wood flooring and ample space for table and chairs. Exposed beams with front aspect overlooking the garden. There is a further back kitchen with a range of modern units and work surfaces plus Belfast sink and space for appliances, built in oven and hob with extractor and integrated fridge and slate tiled floor. Off the hallway is a useful rear porch, cloakroom and study which could double up as a further reception room. There are 4 spacious double bedrooms on the first floor, all having lovely views out over the garden. The master bedroom benefits from having an en-suite bathroom, fitted with a high quality white suite with roll top bath with claw feet and shower cubicle. The family bathroom is a fully tiled wetroom with under-floor heating.

The grounds extend to about 2 acres and are a delightful feature of the property. The property is approached via a private drive leading up past the house and round to a good parking and turning area. To the front of the house are mature gardens predominantly laid to lawn, interspersed with numerous mature shrubs and trees. A small terrace runs the length of the property. The land lies in two separate parcels, the first is split into two enclosures the second with post and rail fence and water trough. To the rear of the property are numerous storage sheds including boot/drying room. An attractive flagstone patio beyond which is gated access to the enclosed yard, which gives access to the spacious garage, games room and artist studio. These two rooms could be used as a home office as they have under-floor heating, power and lighting.





## Directions

From J27 take the North Devon Link Road towards Tiverton. Take the first exit signed for Sampford Peverell, passing Parkway mainline station and continue into the village, over the canal bridge and then take the next left hand turn at the crossroads. Follow this road for approximately mile where the entrance to Higher Shutehanger will be found on the left hand side.

## Utilities

Mains electricity and water. Private drainage. Oil fired central heating.

## Council Tax

Band F

## Tiverton

01884 253500

tiverton@seddons.com

## Mortgage Required?

Contact Seddons on 01884 253500 or enquiries@seddons.com

Whilst every attempt is made to ensure our sales particulars are fair, accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to clarify.



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