



West Pilliven, Witheridge, Devon

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A magnificent detached unlisted farmhouse set in over 8 acres offering **exceptional views** of the idyllic countryside.

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### Summary of accommodation

Entrance hall | Kitchen/dining room | Utility/boot room | Larder | Living room | WC | Airing cupboard  
Study | Bedroom four with en suite

Principal bedroom with dressing room and en suite | Four further double bedrooms | Family bathroom

Parking | Three barns | Paddock | Greenhouse | Glamping site | Five pasture fields | Woodland  
Large pond

In all about 8.31 acres

### Distances

Eggesford 9 miles, Exeter 9 miles, Tiverton 10 miles (London Paddington in 2 hours), Crediton 11 miles  
(All distances and times are approximate)



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## Location

Witheridge, nestled in a tranquil part of Devon between Dartmoor and Exmoor, is a sizable village often referred to as the gateway to the renowned 'Two Moors Way', a beloved trail for avid hikers. Nearby, enchanting woodland paths beckon, including the captivating 'Tarka Trail' at Eggesford, a mere 20-minute drive away.

Adding to its charm, Witheridge hosts the annual St. John's fayre, a tradition dating back to 1248, making it one of the country's oldest. This event features a delightful array of traditional displays, from morris dancing to folk music and maypole dancing, offering a glimpse into the village's rich cultural heritage.

Catering to the needs of residents and visitors alike, Witheridge boasts a modern shop/post office stocked with all the essentials. Additionally, three local inns grace the area; 'The Mitre' resides within the village, while 'The Thelbridge Cross' and 'The Mount Pleasant' are nearby, each earning praise from satisfied patrons on platforms like TripAdvisor.

For those seeking a broader array of amenities, the towns of Crediton and Tiverton are within easy reach, situated 11 miles south and 10 miles west respectively, offering further opportunities for exploration and enjoyment.



## The property

West Pilliven is a lovely family farmhouse nestled in the tranquil countryside near Witheridge, Devon. Set on a generous 8 acre plot with sweeping rural views, this property offers a peaceful retreat with utmost privacy, ensuring uninterrupted tranquillity.

Situated just a mile away from Witheridge's conveniences and a short 20-minute drive to Tiverton, West Pilliven seamlessly blends rural charm with easy access to nearby amenities.

The property boasts spacious and flexible living arrangements, offering an abundance of natural light and character throughout. Consisting of five bedrooms, including two en suites (one conveniently located on the ground floor), there's ample space for a growing family or hosting guests. The gorgeous principal bedroom features a vaulted ceiling and dressing area, adding a touch of luxury.

The heart of the home is the large living room, adorned with a wood-burner and fireplace, and the 30-foot farmhouse kitchen diner, complete with an LPG AGA and new engineered oak flooring, providing a warm and inviting space for gatherings and entertaining. A utility boot room adds practicality, featuring an additional Belfast sink and a cool larder for food storage. With LPG gas central heating throughout, double-glazed windows, and two staircases serving the upper level, convenience and comfort are prioritized.

## Gardens and grounds

West Pilliven presents additional opportunities with multiple outbuildings, including two detached barns offering potential for additional residential or holiday dwellings (subject to necessary consents). The larger barn adjacent to the pony paddock could also serve as stabling or for other animal husbandry needs. Various storage facilities and a spacious open-front barn cater to machinery and hobbies.

The gardens are south-facing and there is a gorgeous decking area which is the perfect place for soaking up the sunshine. A few steps lead down to a level lawn, accompanied by a side grassed area, fruit trees, vegetable plots, and a greenhouse.



Furthermore, the property boasts a glamping site with full planning permission, featuring two decks for yurts, each equipped with their own kitchen facilities, toilets, and a shared shower unit. The sale includes the yurts, along with all furniture and equipment.

West Pilliven also encompasses a pony paddock, four additional fields, and woodland areas, while a large pond/small lake adds a picturesque touch to the landscape, providing opportunities for equestrian activities, smallholding endeavours, or simply revelling in the natural splendour.

## Services

Mains electricity and water. Private drainage via sewage treatment plant. LPG gas central heating. Superfast broadband.

## Directions (Postcode: EX16 8QD)

What3Words: ///tonight.cool.reflected)

For Sat-Nav, use "Hazy Valley Glamping, Witheridge" as the post code covers a wide area.

<https://hazyvalley.co.uk/>

## Property information

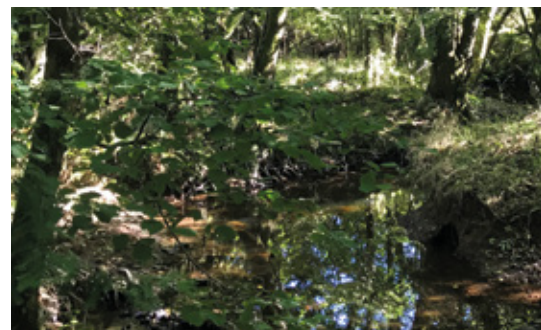
Tenure: Freehold

Local Authority: North Devon Council

Council Tax: Band E

EPC Rating: G

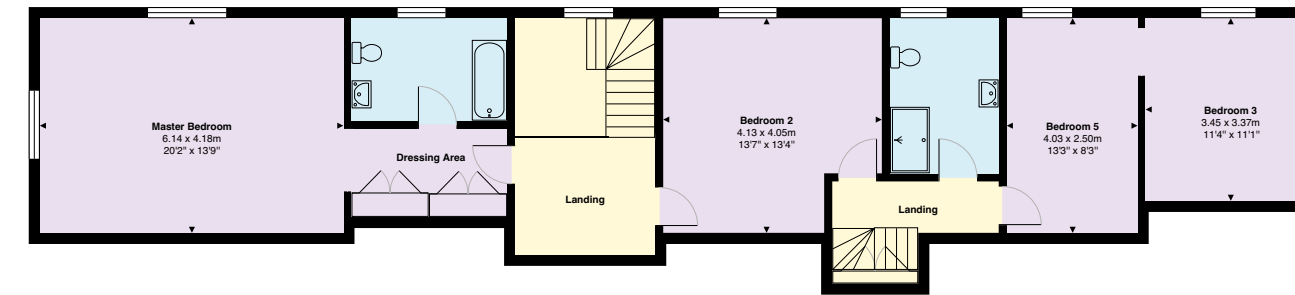
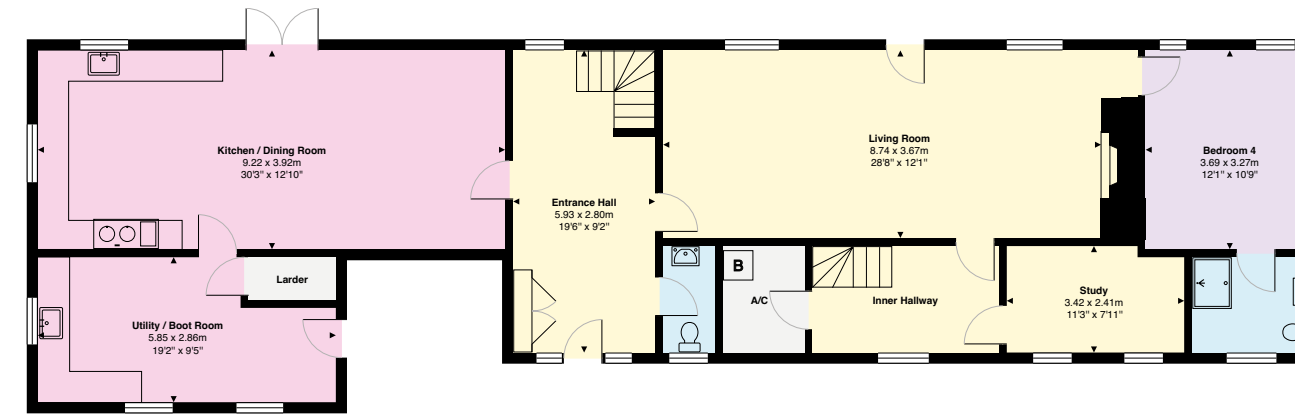
Guide Price: £985,000



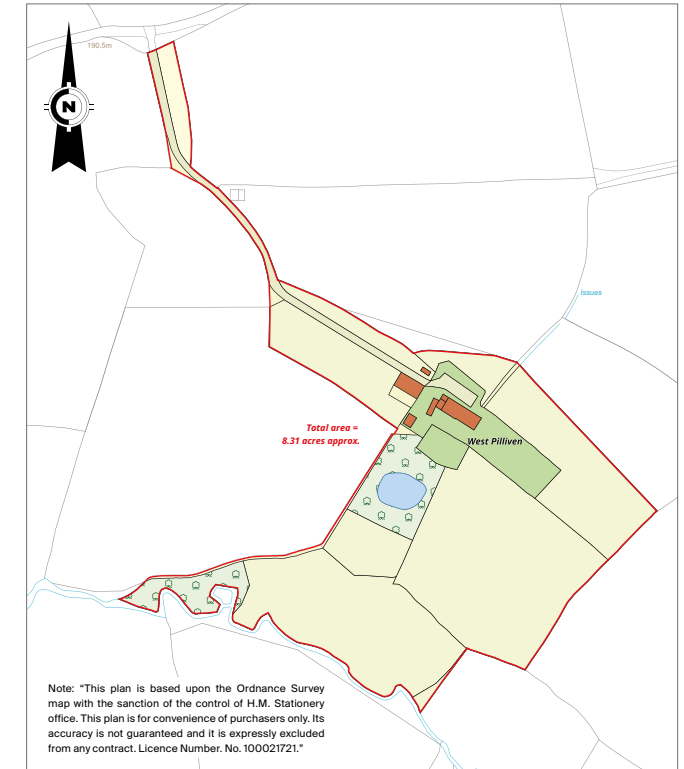
### Approximate Gross Internal Floor Area

252.1 sq m / 2714 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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