



STAGS

Landside House

Landside House

Westleigh, Tiverton, EX16 7EU

M5 (J27)/Railway Station 2 miles Wellington & Tiverton 9 miles Exeter 20

- South Facing 4 Bedroom Family Home
- Agricultural Building With Consent
- Versatile Barn With Stabling
- Attractive Gardens And Grounds
- Extensive Office/Studio
- Double Garage
- Various Paddocks
- About 5.86 acres

Offers in excess of £745,000

SITUATION

Landside House is located in a wonderful rural yet accessible location within approximately 2 miles of the M5 and Tiverton Parkway railway station. It lies between the popular villages of Sampford Peverell and Holcombe Rogus close to the Devon/Somerset border. Both Wellington and Tiverton are within approximately 9 miles, where an excellent range of shopping, recreational and scholastic facilities can be found. The property also falls within the 10 mile radius of Blundell's School and is also within the catchment area of the highly regarded secondary school at Uffculme.

DESCRIPTION

Landside House is centred on a well proportioned four bedroom detached family home, along with an excellent range of outbuildings including barn with stabling, extensive office suite/studio, double garage and further agricultural building with change of use to a dwelling under Class Q.

LANDSIDE HOUSE

The house has been extended and improved by the present owners with the addition of a superb farmhouse style kitchen with master bedroom over with en suite facilities. The property faces due south therefore all the principal rooms enjoy wonderful views over the gardens and grounds with distant views beyond.

On the ground floor the accommodation is approached through a glazed door leading to a hallway with stairs to first floor and oak flooring continuing to the cloakroom beyond. From the hallway there are two doors leading to the reception rooms, both enjoying the fine views over the surrounding gardens. The sitting room has a central stone fireplace with inset woodburner on a slate hearth. The living room includes exposed floor boards and a study area, with brick fireplace and inset woodburner. From the living room glazed folding doors lead to the conservatory with a tiled



Excellent versatile residential holding extending to 5.86 acres, including consent to convert an outbuilding to a dwelling





floor and glazed French doors to the garden. There is an inner hall, again, with oak flooring and doors leading to adjoining utility room and superb farmhouse kitchen. The kitchen enjoys wonderful views from three aspects with an extensive range of cream wall and base units and granite work surface over, including integrated appliances, and an oil fired Heritage stove for cooking purposes, hot water and central heating.

On the first floor there is a galleried landing and airing cupboard together with loft access. There are four bedrooms, with the master bedroom suite benefiting from an en suite shower room with large walk in shower, low level WC and pedestal wash hand basin. There is also a family bathroom comprising bath with shower cubicle, pedestal wash hand basin and low level WC.

PLANNING PERMISSION

Change of use acceptance was given on 4th December 2015 by Mid Devon District Council. Reference number 15/01670/PNCOU. All associated planning documents can be viewed on the Mid Devon District Council website (www.middevon.gov.uk/).

The building at Landside House offers a fantastic opportunity to convert a modern agricultural building into a substantial three bedroom single storey dwelling with views over rolling countryside. A separate driveway makes it possible to divide the building and a 1.1 acre paddock from the main house.

OUTSIDE

Landside House is approached along a private lane through double gates opening onto a large concrete parking/turning area with a range of outbuildings beyond. The outbuildings include a double garage and office/studio which, subject to the necessary planning consents, could be utilised to create further accommodation. The office/studio benefits from a tack room, garden tool store and a kitchen area with cloakroom. Adjacent can be found two agricultural buildings (see floor plan).

GARDENS AND GROUNDS

The formal gardens are laid mainly to lawn with well stocked flower and shrub borders, sun terrace and a shrub lined walkway leading to a large spring fed pond and barbecue area. The land is fenced with post and rail and is split into four useful paddocks and in total extends to approximately 5.86 acres.

SERVICES

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

VIEWING

Strictly by appointment with the vendor's selling agents, Messrs Stags, Wellington Office.

DIRECTIONS

From junction 27 of the M5 motorway take the A361 towards Tiverton taking the first turning left towards Sampford Peverell. At the roundabout turn right crossing over the dual carriageway and at the next roundabout continue straight ahead. Just before Trumps Cross turn left into a private lane signposted Great Landside whereupon Landside House will be seen a short distance along on the left hand side.



These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
This energy-efficient, lower running costs			
20-40%	A		84
15-20%	B		
10-15%	C	68	
5-10%	D		
0-5%	E		
0-5%	F		
0-5%	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

