

1 Townwood House

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Oakford, Tiverton, EX16 9EN

Dulverton 5.9 miles; Tiverton 7.5 miles; Taunton 23.7 miles

A rare woodland retreat offering tranquility, sustainability and a semi off grid lifestyle. EPC: D.

- 3 Bedrooms
- Superb Kitchen/Living/Dining Space
- Cloakroom and Utility
- Parking
- Family Bathroom
- Accessible Location
- Freehold
- Council Tax Band B

Guide Price £295,000

SITUATION

Townwood House is located in the idyllic valley of Iron Mill Stream, just a mile from the village of Oakford, which offers a Parish Church, pub, and village hall. Townwood House is situated in a peaceful setting, while conveniently located just 3 miles from the village of Bampton, where you'll find pubs, restaurants, independent shops, a primary school, and a doctor's surgery.

Tiverton, with a wider range of amenities, is 8 miles away, and the M5 (junction 27) is just a further 5 miles from there. The area is renowned for its natural beauty, with Exmoor National Park only 3 miles to the north, offering stunning valleys and moorlands perfect for outdoor pursuits.







DESCRIPTION

Lovingly renovated in 2006, the cottage blends rustic charm with modern comfort. The open plan kitchen, dining and sitting room features exposed beams, oak units, a breakfast bar and a welcoming wood burning stove. Double glazed windows and solid stone walls help maintain a naturally steady internal temperature. A cloakroom and utility area with a sink, washing machine, and access to a small rear courtyard completes the ground floor accommodation.

Upstairs are two generous bedrooms and a third currently used as a study, complete with a handcrafted oak desk. The master bedroom includes newly fitted, locally made oak panelled wardrobes. Additionally, you'll find a modern bathroom with a shower over bath, a pedestal basin, W.C., and heated towel rail.

OUTSIDE

The property is accessed via a shared driveway and includes gravel parking at the front. From here, steps lead down to the Iron Mill Stream, where a seating area provides a peaceful spot to enjoy the water and wildlife. A timber log store sits nearby.

The surrounding ancient woodland has been recently designated as a temperate rainforest environment.
This is a home where nature is ever present: moss covered trees, ferns, birds, deer and the soothing sound of the stream create a truly immersive woodland atmosphere.

SERVICES

Mains electric. The property benefits from its own natural spring water supply and rainwater harvesting system, meaning no water bills. The home's natural thermal stability, alongside a wood burning stove makes the house extremely economical to run. There is also underfloor heating in the downstairs living room. The property has been recently upgraded, including a new hot water tank and roof repairs . With a south facing roof ideal for solar panels and space for a battery system, the house has strong potential to become fully energy independent. Standard and Superfast broadband available. Mobile signal is available outside, sometime inside with Three, Vodaphone and O2 (Ofcom, 2026)

DIRECTIONS

What3Words: ///miracle.spokes.talkative







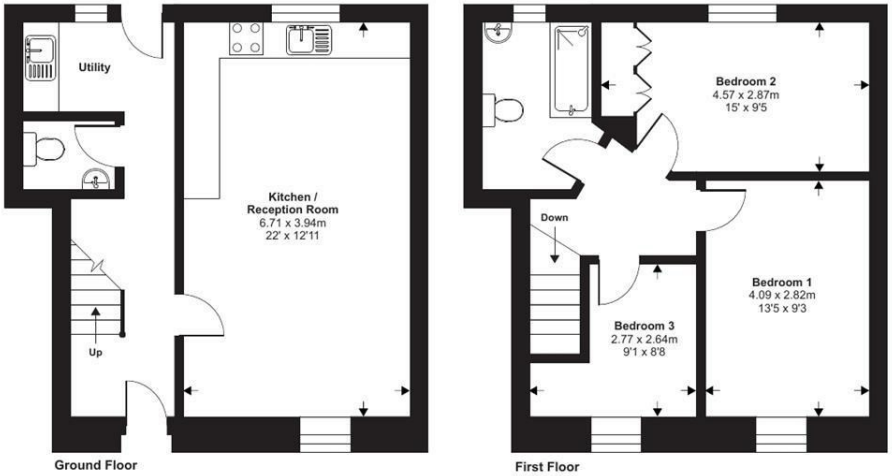
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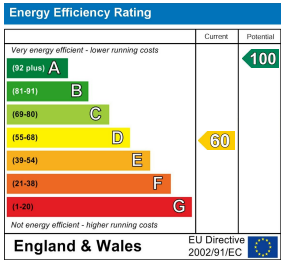
Approximate Area = 886 sq ft / 82.3 sq m

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1263581



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