

STAGS

Beech Hayes







Beech Hayes,

Huntsham, Tiverton, Devon, EX16 7NE

Tiverton 6 Miles | M5 J27 & Tiverton Parkway 7 Miles | Bampton 5 Miles

---

An attractive individually built detached modern home, beautifully presented and modernised, situated on the village edge and backing onto fields with excellent access to transport links.

- Individual Modern Detached Home
- 3 Reception Rooms
- Garage & Driveway Parking
- M5 J27 & Tiverton Parkway 7 Miles
- Council Tax Band F
- 4 Bedrooms. 3 Bathrooms
- Large Kitchen/ Dining/ Conservatory
- Backing onto Fields (potential to lease 1.5 acres)
- Beautifully Modernised & Presented
- Freehold

Guide Price £595,000

Stags Tiverton

19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705 | tiverton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

SITUATION

Located within the delightful parkland of the Huntsham Estate, Huntsham village hosts a parish church and village hall, which is a focal point of the associated community and events. Whilst Huntsham is predominantly rural being set in the scenic Lowman Valley, the location offers good access to the surrounding areas. The small town of Bampton is 5 miles distant, offering a wider range of amenities and catering for most everyday needs, whilst the market town of Tiverton, 6 miles, boasts a wider range of retail, educational and recreational opportunities, including private and state schooling, a hospital, 18-hole golf course and leisure centre. Exmoor National Park, a short distance away, offers exceptional natural beauty with it rugged landscape and coastline.

The North Devon Link Road (A361) lies just north of Tiverton and runs east to west giving access to other local towns such as Barnstaple and South Molton to the west, as well as the M5 (Junction 27) to the east. Tiverton Parkway Train Station lies alongside Junction 27 with direct trains to London Paddington. Bristol and Exeter Airports are also within easy reach.

DESCRIPTION

This beautifully designed, detached house, built in 2010, has been improved and modernised in recent years and is now well-presented with contemporary fittings and a character feel. Features include a large conservatory/ living space to the rear, opening from the large fitted kitchen/ dining room, as well as 2 ensuite bathrooms and three reception rooms. Externally, the property has both front and rear gardens, with the rear garden backing onto open fields providing a wonderful backdrop and views. The current owners lease the adjoining paddock - approximately 1.5 acres and it is possible this could be taken over by a new owner. Please contact Stags for further information.

ACCOMMODATION

Upon entering the property, you are welcomed into a spacious hallway with solid oak flooring, giving access to all principal rooms. The spacious, triple aspect, sitting room lies to the front of the property with a delightful bay window overlooking the south facing front garden. The wonderful kitchen/ breakfast room provides an open-plan, sociable entertaining space for family and friends. The kitchen area offers a range of shaker style wall and base units, integrated range cooker with extractor over, dishwasher, wine fridge and space for an American fridge/freezer. Granite worktops provide a clean and modern finish to the kitchen with a breakfast bar providing informal seating. This inviting space can be extended through to the large conservatory via bi-fold doors. The spacious fully-glazed conservatory with electric vents, double doors to the garden and underfloor heating provides a superb space to enjoy views all year round. A separate utility is adjacent to the kitchen, with additional base units, space for additional appliances and external access to the rear garden. The dual aspect dining room and study with French doors to the garden lie to the side of the property offering two further excellent reception spaces. A cloakroom with WC also lies off the entrance hallway.













The turning staircase rises to the first-floor landing giving access to all well-proportioned four bedrooms and family bathroom. The spacious master bedroom lies to the rear of the property with ensuite shower-room and views out across the garden and parkland beyond. The dual-aspect second bedroom also benefits from an ensuite shower room. The family bathroom is comprised of a large walk-in shower, heated towel rail, wash basin and WC.

OUTSIDE

The shared driveway leads up to the property with a gravelled parking area to the side, EV charging point and detached garage with up and over door beyond. The property benefits from enclosed gardens to both the front and rear of the property. The south facing front garden bordered with timber fencing and hedging, is mainly laid to lawn with raised flower beds to one side offering an abundance of mature shrubs and perennials giving a wealth of colour and texture throughout the year. To the rear is a private garden with paved patio, perfect for alfresco dining. Beyond is a private gravelled retreat with further raised flowerbeds, a summerhouse and space for loungers. All enjoying views across the paddock and parkland beyond.

The current owners lease the adjoining paddock, approximately 1.5 acres to the rear of the property by separate agreement, at a cost (2027) of £1,250 per annum. The rear garden is landscaped accordingly to utilise this space. This has the potential to be taken over by a new owner, please contact Stags for further information if this is of interest.

SERVICES

Mains Electricity, Water and Drainage. Oil Fired Central Heating. Underfloor Heating in the Conservatory. EV Charging point.
Ofcom predicted broadband services – Standard & Ultrafast Available.
Ofcom predicted mobile coverage for voice and data: External (Variable) – EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council. Hunstsham Conservation Area

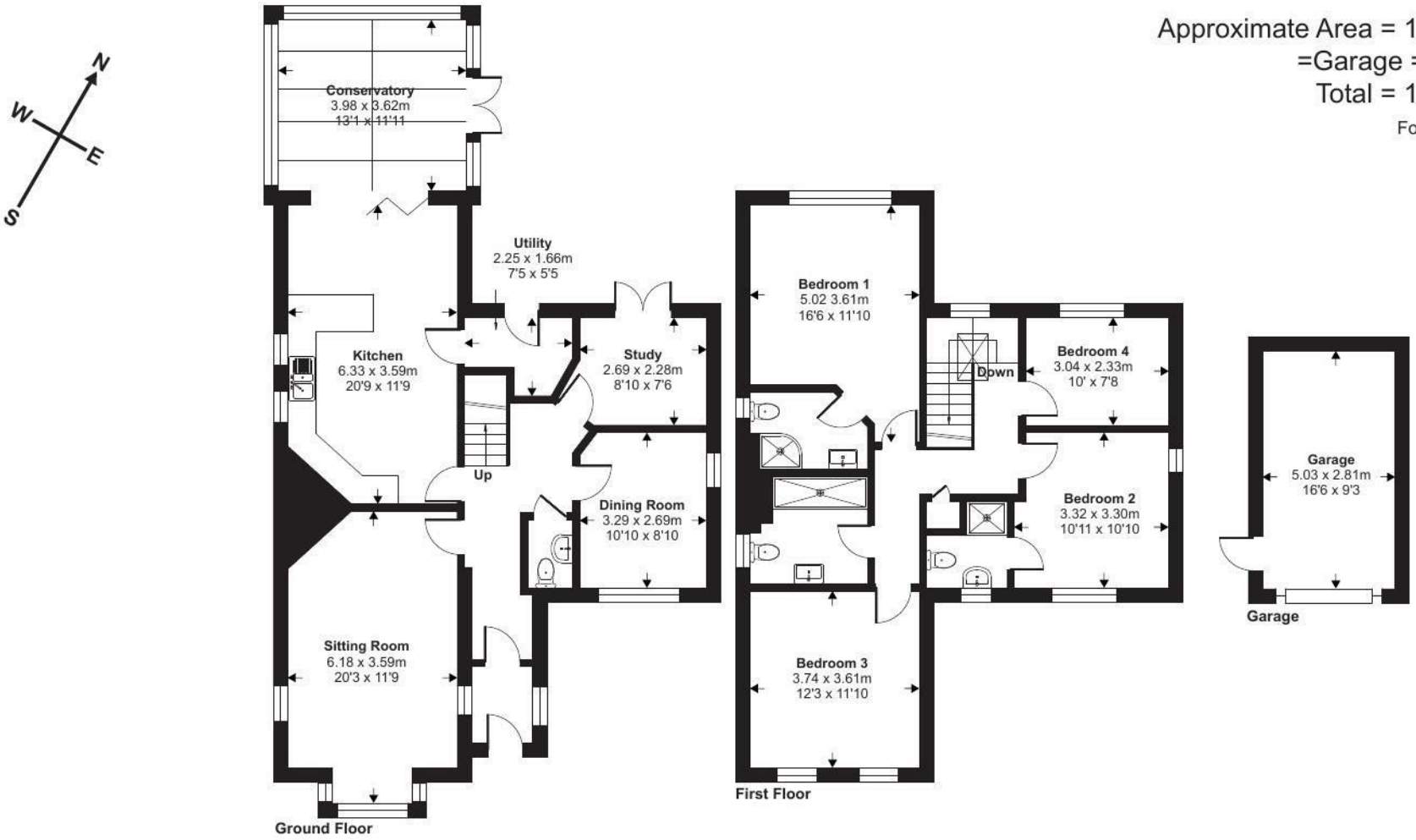
VIEWINGS

Strictly through the agents, Stags Tiverton.

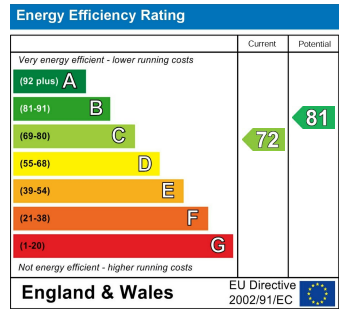
DIRECTIONS

What3Words: ///terminology.snacking.outcasts
Google Drop Pin: https://maps.app.goo.gl/gPSd9yXk7HfsBFsp7

Approximate Area = 1807 sq ft / 167.8 sq m
=Garage = 152 sq ft / 14.1 sq m
Total = 1959 sq ft / 181.9 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 2026. Produced for Stags. REF: 1456093



STAGS

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.










STAGS