



A SPACIOUS AND COMFORTABLE FAMILY HOME IN THIS DELIGHTFUL COMMUNITY OF HIGH-QUALITY CONVERSIONS.

BURROW COURT
TIVERTON, EX16

savills

A SPACIOUS AND COMFORTABLE FAMILY HOME IN THIS DELIGHTFUL COMMUNITY OF HIGH-QUALITY

THE HENNERY, BURROW COURT
TIVERTON, DEVON

Sought after semi rural location

Within the 10 mile discounted radius of Blundell's School

Beautifully restored original features

Garden with lawns, terraces and vegetable garden

Sheltered courtyard

Parking and use of communal carpark

4 Bedrooms • 2 Bathrooms • 2 Receptions
EPC Rating = F

Situation

Butterleigh about 1 mile, Tiverton about 2 miles,
Cullumpton about 5 miles, Exeter about 14 miles

Occupying a convenient location surrounded by unspoilt Mid Devon countryside. The nearby village of Butterleigh provides an excellent village pub, church and village hall.

The property is extremely well located for access to the M5, 5 miles, and the main line train station at Tiverton Parkway, 7 miles, offering regular, direct links to London Paddington in about 2 hours. Exeter International Airport also has a range of flights to UK and international destinations, including a daily flight to London City Airport.

The larger town of Tiverton has a further range of shopping and leisure facilities, including the Exe Valley Leisure Centre and a Marks & Spencer Food Hall.

There are many well-regarded schools in the area and the property is within the 10 mile discounted radius of Blundell's School in Tiverton with a further selection of schools in Wellington, Exeter and Taunton.



Description

The Hennerly enjoys a large corner plot of the sought-after Burrow Court. The sympathetic conversion has preserved much of the heritage of the original building, showcased with areas of exposed stone and beautifully restored original features. The outstanding living room, with an original arched barn door, has wonderfully high ceilings and French doors opening onto the pretty front gardens. The wood burning stove is a central feature, with exposed stone and a stone hearth. The dining room leads through to a lovely kitchen breakfast room with office/utility/laundry room beyond; this offers an opportunity for reconfiguration and potential to create a farmhouse kitchen, subject to the necessary consents. The first floor, originally the hay loft, comprises four bedrooms, one with en suite bathroom, and a family bathroom. Much of the first floor has vaulted ceilings and the beautifully restored roof timbers exposed.

Gardens and Grounds

The Hennerly, thanks to its favourable corner position, enjoys outside spaces to the front and the back of the property. French doors from the dining room open onto a sheltered courtyard with a pagoda, ideal for outdoor entertaining. To the front of the property French doors from the living room open onto a beautiful cottage garden which offers lawns, terraces and a vegetable garden. The property is approached via a shared, private drive and benefits from ample parking, both attached to the property and further parking in a useful communal car parking area. The Hennerly, uniquely, also benefits from an integral garage. The Burrow Court properties enjoy the use of a shared paddock.

Tenure

Freehold

Services

Mains water and electricity. Private drainage. LPG gas.

Local Authority

Mid Devon District Council

Directions

Directions

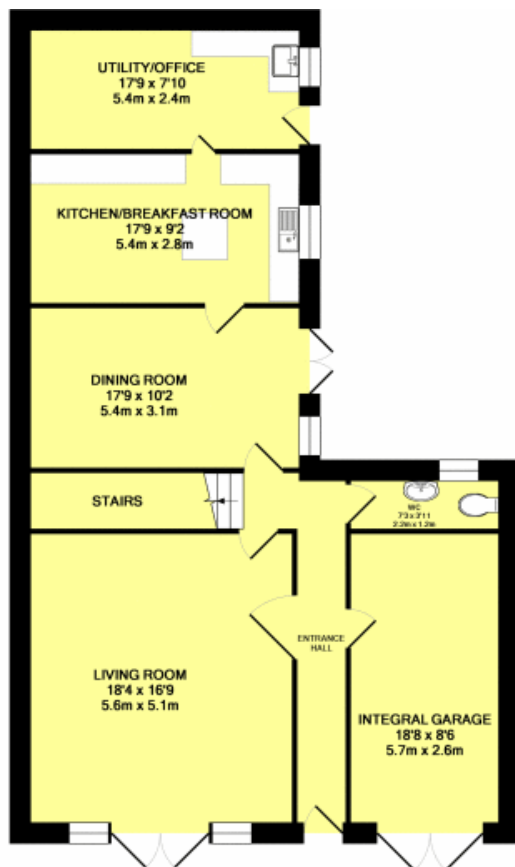
Viewing

Strictly by appointment with Savills.



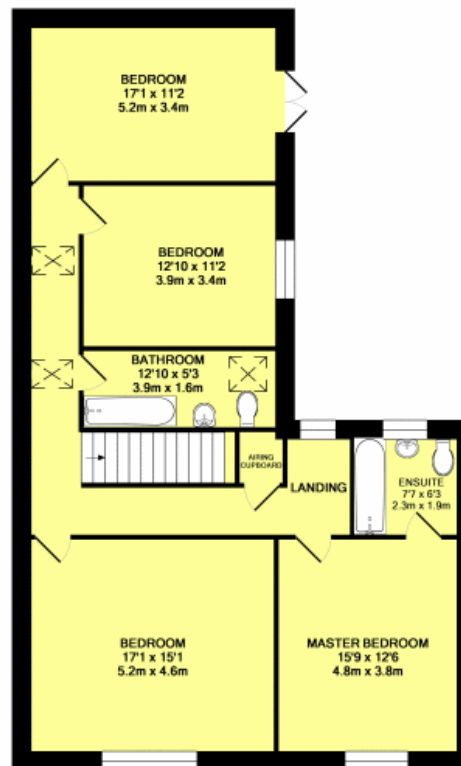
FLOORPLANS

Gross internal area: 2310 sq ft, 214.6 m²



GROUND FLOOR
APPROX. FLOOR
AREA 1155 SQ.FT.
(107.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2310 SQ.FT. (214.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
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1ST FLOOR
APPROX. FLOOR
AREA 1155 SQ.FT.
(107.3 SQ.M.)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
85-91 A		
81-84 B		
69-80 C		
55-68 D		61
49-54 E		
41-48 F		
35-40 G	25	
1-34 H		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Exeter

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