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## Southfield Way, Tiverton, EX16 5AJ

Broomhill House is a detached five-bedroom property set within its own grounds, spanning approximately one acre, on the western edge of Tiverton. The main orientation of the home is to the south and east, offering stunning views over the town and the Exe Valley. The property also includes a charming 2/3-bedroom cottage.

**Winkworth**

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## DESCRIPTION:

Nestled in the heart of picturesque Tiverton, this exquisite five-bedroom detached property on Southfield Way offers a perfect blend of contemporary elegance and timeless charm. Set on approximately one acre of private grounds, this property boasts a principal outlook to the south and east, with stunning views over the town and the Exe Valley.

As you step through the welcoming entrance, you're greeted by a spacious hallway that seamlessly leads to the heart of the home. The expansive living room, bathed in natural light from large windows, offers a cosy yet sophisticated atmosphere for both relaxing and entertaining. French doors open onto the beautifully maintained garden, allowing indoor and outdoor living to merge effortlessly.

The modern kitchen is a culinary delight, featuring top-of-the-line appliances, ample storage, and a sleek central island, perfect for casual dining. Adjoining the kitchen is a formal dining room, ideal for hosting dinner parties and family gatherings. A convenient utility room and a well-appointed study complete the ground floor, providing flexibility for work or leisure.

An archway from the kitchen leads to a stunning Amdega Orangery, offering a serene space to enjoy the garden views all year round. The property also includes four useful cellar rooms, adding to the abundance of space and storage.

The first floor boasts four generously sized bedrooms, each thoughtfully designed to create a tranquil retreat. The master suite is particularly impressive, offering a spacious layout, built-in wardrobes, and a luxurious en-suite bathroom. The remaining three bedrooms are all tastefully decorated, offering comfort and style and a family bathroom that serves the other rooms.

A charming galleried landing connects the bedrooms, adding a touch of grandeur to the upstairs layout. A dressing room, or potential fifth bedroom, is accessible via a rear landing, with a separate toilet and bathroom, offering even more versatility in this spacious home.

## OUTSIDE:

The exterior of the property is equally impressive. The house is accessed via a gravel driveway that leads to a large parking and turning area, with an arched entryway to a picturesque, cobbled courtyard. Here, you'll find a detached two/three-bedroom former Coachman's Cottage, ideal for use by relatives, staff, teenage children, or as office space or rental accommodation. Within the courtyard, there are two large garages, three useful storage rooms, and a workshop.

The property is set amidst an acre of mature gardens, primarily laid to lawn with deciduous hedging and mature Cedar and Oak trees. A magnificent Wisteria adorns the southern elevation of the house, while a large, paved terrace in front of the Orangery offers an ideal space for barbecues and al fresco dining, complete with a charming water feature and a separate lily pond.

This exceptional property combines modern living with the elegance of a Grade II listed Georgian family home, offering a rare opportunity to own a piece of Tiverton's rich history while enjoying all the comforts of contemporary living.

Council Tax: Band G - Mid Devon

Services: Mains electric, water and gas.

Broadband: Super-Fast Broadband Available Within This Postcode, (checked on Openreach 20.08) Fibre to the Cabinet.

Mobile Signal: You are likely to get good coverage. (checked on Ofcom 20.08)

Tenure: Freehold

Directions: Using the what3words app, search: -

///district.assembles.home,



### **AT A GLANCE:**

- Spacious Family Home
- Grade II Listed
- Mature Grounds and Gardens
- Three Reception Rooms
- Fitted Kitchen
- Five Bedrooms
- Two Bathrooms
- Detached Two/Three Bedroom Cottage

### **PROPERTY INFORMATION:**

- Freehold
- Council tax Band: G
- Mains electric, gas, water and drainage.

# Southfield Way, Tiverton, Devon, EX16

Approximate Area = 4781 sq ft / 444.1 sq m (includes garage & excludes void)

Garage = 268 sq ft / 24.8 sq m

Annexe = 735 sq ft / 68.2 sq m

Total = 5784 sq ft / 537.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1173882



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