



Easterlands, Stoodleigh, Tiverton, Devon, EX16 9PQ

Asking Price £1,300,000

- Detached, substantial family home
- 2 bedroom cottage
- 2 bathrooms
- 3 garages
- Beautiful gardens, set within 15 acres of land
- 4 bedrooms
- Magnificent views
- Parking for several cars
- Large workshop
- Character details throughout

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Stoodleigh, Devon EX16 9PQ

A substantial four-bedroom character home with an adjoining two-bedroom cottage, set within approximately 15 acres of picturesque grounds. Enjoying stunning countryside views. This exceptional property is ideally situated just a short distance from Tiverton, offering the perfect balance of peaceful seclusion and convenient access to local amenities.



Council Tax Band: G



LongDescription

Easterlands is beautifully positioned within its own 15-acre grounds, enjoying far-reaching views of the surrounding countryside, ideal for equestrian use. The property has remained in the same family for nearly 80 years and has been tastefully arranged by the current owners, creating a bright and spacious family home while preserving its original character and period features.

The ground floor offers a well-appointed kitchen/breakfast room with a two-oven Aga, large central island, bespoke cabinetry, and informal dining space. Further accommodation includes a drawing room with wood-burning stove, a formal dining room—also with a stove and access to the main staircase—a study, and a cloakroom. A snug lies adjacent to the dining room, leading to a walk-in larder, utility room, boot room, and an additional cloakroom. To the rear are the log store and boiler house. The hall offers a welcoming space to relax and take in the sweeping views of the hills, with patio doors that flood the room with natural light and warmth.”

On the first floor, there are four well-proportioned bedrooms. The principal bedroom includes an en-suite bathroom with ‘Jack and Jill’ doors, while the second bedroom benefits from a south-facing balcony and an en-suite cloakroom. Two further generous bedrooms are served by a family bathroom.

Across the courtyard, Easterlands includes a cosy two-bedroom cottage. The accommodation comprises two bedrooms (one en-suite), an open-plan kitchen, sitting room, and a wet room—ideal for guests or extended family.

Approached via a private drive, Easterlands offers a large parking area for several vehicles, leading through a gate to the courtyard. South-facing terraces provide perfect spaces for al fresco dining and entertaining, while the beautifully landscaped gardens surround the house with spectacular views over woodland and countryside. The gardens are mainly laid to lawn and feature mature trees.

A gravel path through the grounds, gives access to paddocks and a vegetable garden with two greenhouses and a gardener’s shed. To the side of the house is a former hard tennis court. The property also benefits from numerous outbuildings, including three garages, pig sties, a large workshop, wood stores, a boiler house, and former kennels—now used as storerooms, with one serving as a laundry room for the cottage.

In total, Easterlands comprises approximately 15 acres and is ideal for equestrian use.

Easterlands is situated just outside the village of Stoodleigh, north of the Exe Valley, surrounded by rolling countryside and woodland. The village offers a church, a traditional inn with a beer garden and home-cooked food, a cricket club, and a range of social and community activities.

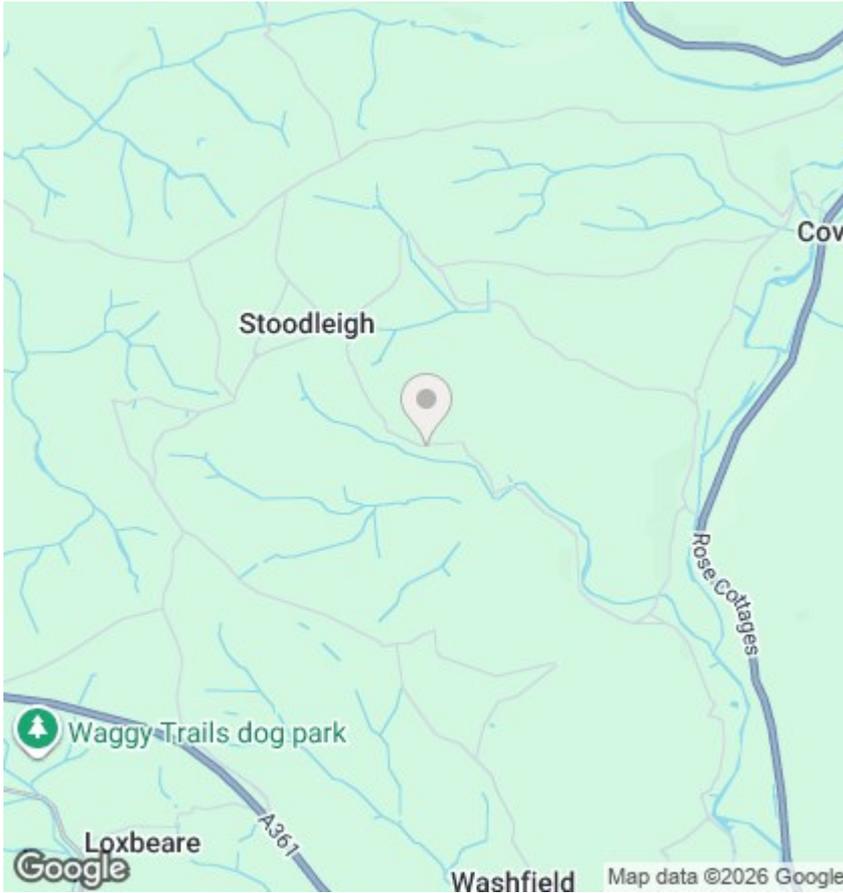
Tiverton, approximately 4.5 miles away, provides Tiverton offers comprehensive shopping facilities, a hospital, leisure centre, and an 18-hole golf course. The area is well served by schools, including the highly regarded Blundell’s School and Preparatory School, for which Easterlands falls within the reduced-fee catchment area (10-mile radius). Tiverton Parkway station offers regular services to London in just over two hours.

Services: Mains electricity, water, private drainage, oil fired heating

Tenure: Freehold

Council Tax: Band G

Local Authority: Mid Devon District Council -



Directions

From Junction 27, take the exit towards Tiverton and proceed west for approximately 7 miles to the roundabout. At the roundabout, take the right-hand exit signposted Bampton and Dulverton. Continue through the village of Bolham. After approximately 2 miles, turn left at the signpost for Stoodleigh. Cross the blue bridge and follow the directional signs to **Viewings**

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

E

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 72 |
| (55-68) | D | | |
| (39-54) | E | 44 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Approximate Area = 3726 sq ft / 346.1 sq m

Garage = 855 sq ft / 79.4 sq m

Outbuilding = 2052 sq ft / 190.6 sq m

Total = 6633 sq ft / 616.1 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). © ncthem 2025. Produced for Seddon Estate Agents LLP. REF: 1362211

