

Pennymoor, Tiverton, EX16

**Offers Over:
£1,500,000**

Freehold

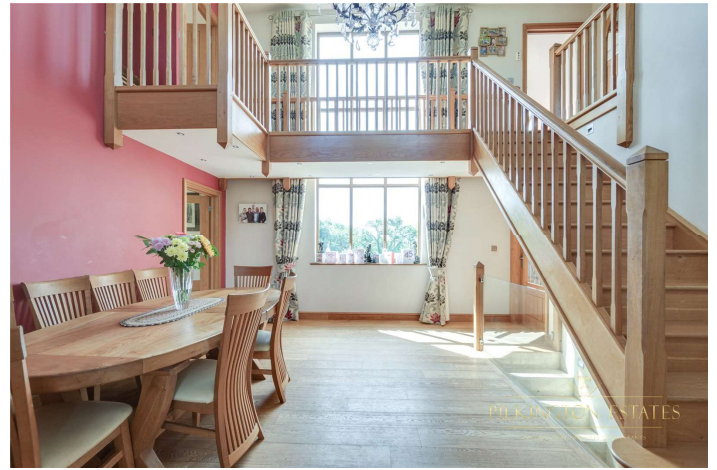
Westway Farm is an individually designed and built residence that was completed in 2009. Set in a working free-range poultry farm in 32 acres of land, this property blends luxury living with a staggering income potential. Whilst you get a real sense of privacy and tranquillity with the property, it is located still within touching distance of local amenities, being within a half an hour drive of commuter routes. EPC: TBC

Designed with family living and versatility in mind, the farmhouse offers a multitude of living and entertaining spaces spread across three levels, with the potential for a prospective buyer to make the lower ground floor a spacious and luxurious annexe, perfect for multi-generational living and offering flexibility to any family.

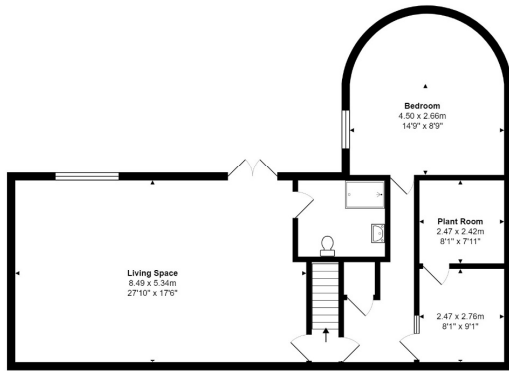
As the property is currently arranged, the centre piece of the home is a beautifully presented living room with French doors, leading on to a wonderful balcony benefitting, from far reaching views across the farm and beyond. Complimented perfectly by a formal dining room boasting the same sensational views; taken full advantage of with large double height windows flooding the room with light and a galleried balcony. Finishing off the living spaces is a bespoke and incredibly unique curved kitchen and breakfast room, arguably an architectural masterpiece in its own right, also with access to the balcony and the same uninterrupted views.

On the floor above a free-flowing galleried landing leads to three generously proportioned double bedrooms which are all light, airy and modern, one of which benefits from a fresh en-suite, as well as a large and contemporary family bathroom. However, the true spectacle of the upstairs accommodation is the gorgeous master suite, set on its own level and with its own ensuite bathroom and walk-in wardrobe. The earning potential for this property is truly astronomical, with the potential to earn up to £115,000 per annum from the crops alone, along with multiple working agricultural buildings, currently used for organic poultry farming.

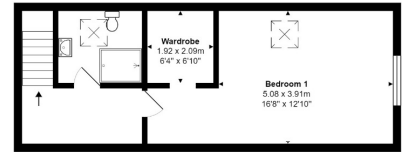
There is also huge unfulfilled potential at Westway Farm, with the possibility of a lucrative holiday let business also being an option for any prospective buyer. Please note: this property is being sold with an Agricultural Tie Clause, meaning the farmhouse is tied to all the agricultural buildings and land and it must be sold together.



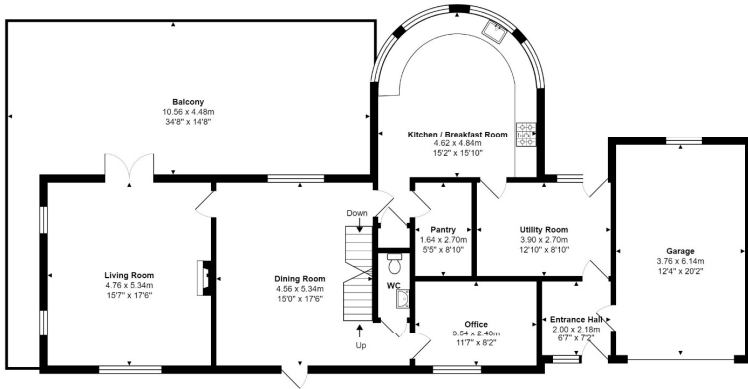




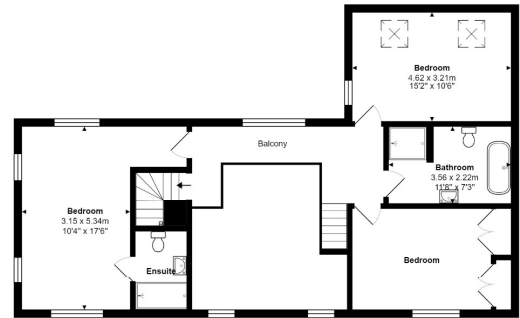
Lower ground Floor



Second Floor



Ground Floor



First Floor

Total Approximate Area - 361.7 m² ... 3893 ft² (excluding balcony)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

©241Photography for Pilkington Estates

Directions

Pilkington Estates - Plymouth
 Third Floor, Unit 7, Sutton Harbour, Plymouth
 Devon, PL4 0DN

T: 01752 729777

E: jon@pilkingtonestates.co.uk

www.pilkingtonestates.co.uk

Jet Software Ltd. Registered in England and Wales - 09408958
 Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.