



Bond
Oxborough
Phillips

The key to moving home

Partridge Walls Wembworthy EX18 7SQ



BRITISH
PROPERTY
AWARDS
2024

SILVER WINNER

ESTATE AGENT
IN SOUTH WEST
(CORNWALL & DEVON)



BRITISH
PROPERTY
AWARDS
2024

GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Guide Price - £500,000



Changing Lifestyles

01837 500600

Partridge Walls, Wembworthy, EX18 7SQ.

A spacious detached bungalow set within generous one acre grounds, offering single level living, extensive outbuildings including a substantial barn, ample parking and easy access to village amenities and transport links...



- Generous Single Level Living
- Expansive One Acre Grounds
- Exceptional Lifestyle Opportunity
- Impressive Multi Purpose Barn
- Versatile Outbuildings And Office
- Peaceful Rural Countryside Setting
- Bright Well Balanced Accommodation
- Extensive Parking And Yard
- Ideal For Business Use
- Excellent Village And City Access
- Create Your Perfect Lifestyle
- Council Tax Band - F
- EPC - N/A



Partridge Walls presents an exceptional opportunity for those seeking a lifestyle defined by space, versatility and potential. Set within approximately one acre of gardens and grounds, this substantial detached bungalow offers generous single level living with the rare advantage of extensive outbuildings, making it ideal for anyone wanting room to grow a business, pursue hobbies or simply enjoy a more expansive way of life. The setting is wonderfully rural, surrounded by open countryside, yet remains easily connected to nearby villages, transport links and essential amenities.

The bungalow itself delivers well balanced family accommodation with bright reception spaces, a large kitchen and dining area, a practical utility room and four comfortable bedrooms including a master bedroom with its own ensuite. Large windows frame peaceful views across the grounds, creating a calm atmosphere throughout the home. The layout flows effortlessly, offering the ease and convenience that makes single storey living so appealing.

Outside, the lifestyle opportunities truly broaden. The impressive barn, measuring approximately sixty feet by twenty five feet, offers remarkable potential. Whether envisioned as a workshop, storage space, creative studio or a commercial base, its size and structure provide endless possibilities. The property has previously supported a haulage business for several years and the extensive yard area continues to offer scope for a range of uses, subject to any consents that may be required. Additional buildings, including a detached office, timber sheds and a stable, further enhance the flexibility of the site.

The grounds wrap around the bungalow with large level lawns, established planting and a private rear patio that captures the sun. A gated driveway leads in from the lane, offering ample parking and access to the garage. For those with animals, hobbies or a desire to create a paddock or additional garden space, the plot provides the room to shape the lifestyle you want. Despite its peaceful position, the location is exceptionally convenient.

Winkleigh is only three miles away and offers a primary school, village shops and a sports centre. Chulmleigh provides further amenities and schooling, while Exeter can be reached with ease for wider shopping, travel and leisure. Eggesford Station sits just two miles away, giving a direct rail link to the city. Partridge Walls is a property that offers much more than a home. It offers space, independence and the chance to create a lifestyle that truly fits your needs.



Changing Lifestyles

Wembworthy is a tranquil rural village set in the rolling Devon countryside, offering a peaceful way of life surrounded by farmland, woodland and gently undulating landscapes. The village centres around St Michael's Church, a charming historic building that was extensively rebuilt in the nineteenth century while still reflecting its earlier heritage. Traditional cottages and farmhouses give the village a timeless character, and the quiet lanes and open views create a wonderful sense of space and calm.

Although small and unspoilt, Wembworthy enjoys easy access to nearby communities. Winkleigh lies around three miles away and provides day to day amenities including shops, a primary school, sports facilities and local services. Chulmleigh offers further schooling and conveniences, while Eggesford Station provides direct rail links to Exeter and Barnstaple. Wembworthy is ideal for those seeking countryside living, strong community spirit and the beauty of a truly rural setting, without being isolated from essential connections.



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