



**Calton House , Sampford Peverell, Devon EX16 7ED**  
**Asking Price £1,400,000**



***Indulge in a lifestyle of unparalleled luxury and comfort within this exquisite residence built in 2022 which comes with an A rating EPC. A notable feature is the craftsman built external stonework. Every detail has been carefully curated to provide a seamless blend of modern sophistication and convenience. This remarkable home boasts four spacious double bedrooms, four bathrooms a generous triple garage, and an expansive rear garden that spans approximately an acre, perfect for outdoor entertaining or tranquil relaxation. Immaculately presented and in show home condition, this property invites you to move in and enjoy a life of elegance and ease from day one.***



## Description

Calton House is set in beautiful countryside and is one of only three very individual and large detached properties making this a unique setting. Ideally located only a few minutes drive from both Tiverton Parkway Station (Paddington 1hr 57mins) and M5 junction 27. It also falls in the local fees area for Blundells School (apx 10 min drive) and catchment area for the Ofsted “Outstanding” Uffculme School.

As you approach Calton House through the electric double wooden gates, you are greeted by stunning grounds that set the tone for this exceptional property. The grand exterior captivates instantly, enveloping you in an atmosphere of sophistication and tranquillity.

Stepping through the front door, you enter a spacious entrance hall adorned with oak doors that lead to all downstairs rooms. Beautiful Italian floor tiling flows seamlessly throughout the lower level, offering a sleek, contemporary aesthetic.

The true heart of this home reveals itself through double oak doors, leading into an impressive kitchen, dining and living space—a captivating room designed for both comfort and functionality. The kitchen boasts charcoal units paired with stunning Quartz worktops. This culinary haven is equipped with high-end Neff appliances, including a full-height fridge and freezer, eye-level oven, combination microwave with warming drawer, dishwasher, induction hob with integral extractor fan, and a Quooker tap. A vast inviting kitchen island provides additional storage and workspace, making it a cook’s dream. The dining area flows effortlessly from here, comfortably accommodating a 12-seat dining table, creating a perfect setting for unforgettable gatherings with family and friends. Adjacent to the dining space, the sitting area features bi-fold doors that bathe the room in natural light and frame breathtaking views of the garden and surrounding fields. A contemporary wood burner and underfloor heating add warmth and comfort during the colder months, making this an inviting retreat year-round.

Returning to the entrance hall, a door opens to a well-appointed utility room with sleek white base units, plumbing for a washing machine, and space for a tumble dryer, along with convenient access to the rear garden. The ground floor also boasts a versatile office, ideal for remote work, a playroom, or an additional bedroom if needed. A second spacious sitting room, benefitting from bi-fold doors, offers another relaxing space with picturesque views. Completing this level is a sleek shower room featuring a generous walk-in shower, hand basin, and WC.

Ascend the stunning bespoke oak and glass staircase, with plush deep-pile carpeting guiding you to the first floor.

Bedroom One, with its vaulted ceiling and large apex window with doors opening to the Juliette balcony is a remarkable retreat, perfect for savouring morning coffee while admiring uninterrupted views. The room is enhanced by two built-in wardrobes for ample storage together with a dressing area with further wardrobes and drawers, plus a luxurious ensuite featuring a large walk-in shower, double vanity unit, and WC.

Bedroom Two also impresses with expansive windows and a Juliette balcony overlooking the front of the property, complemented by two fitted wardrobes and its own ensuite.

Continuing through the first floor, you’ll discover the exquisite family bathroom—spacious and

stylish, featuring a walk-in shower cubicle, a freestanding bath, a double vanity unit, and a WC. The picture frame window offers a breathtaking view of the rolling hills beyond, creating a serene atmosphere for relaxation.

Bedroom Four is another delightful double bedroom, showcasing a charming picture frame window that invites in natural light. Meanwhile, to the right, Bedroom Three stands out with its lovely natural illumination through large windows and a Juliette balcony, providing ample space for your desired bedroom furnishings. Rounding off this level is a useful linen cupboard, offering additional storage solutions.

## External

Externally, the expansive parkland rear garden is a true highlight of the property, predominantly laid to lawn. The space includes a large terrace area perfect for alfresco dining and entertaining. Spanning approximately one acre, this beautiful garden holds incredible potential, whether for the addition of a swimming pool, tennis court, play area, or simply enjoying the vast green space.

At the front, the property features a triple garage complete with electric roller doors and power, along with an expansive driveway that provides parking for very many vehicles , ensuring that guests are always warmly welcomed.

Calton House is not just a home; it embodies a lifestyle of luxury, comfort, and endless possibilities. Experience the elegance and charm of this remarkable property, where every detail has been crafted for your ultimate enjoyment.

## Services

HEATING: Air source heat pump, supplying underfloor heating downstairs and radiators upstairs.

DRAINAGE & WATER: Private treatment plant for the property. Mains water.

12 SOLAR PANELS: Powering the electricity and heating the hot water.

Council Tax Band - G

Freehold

Broadband Speeds - Superfast Broadband

## Location

Located perfectly between Sampford Peverell and Halberton within green fields, benefitting from catchment area location for the best local schools; Uffculme Secondary School and Blundells School. For the commuters, you're a 10 minute drive to Junction 27 on the M5 and Tiverton Parkway Train Station, allowing you to hit the road North or South with ease. Both nearby villages, Halberton and Sampford Peverell benefit from primary schools, local shops and successful pubs, as well as walks along the popular Grand Western Canal.

## Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

## Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



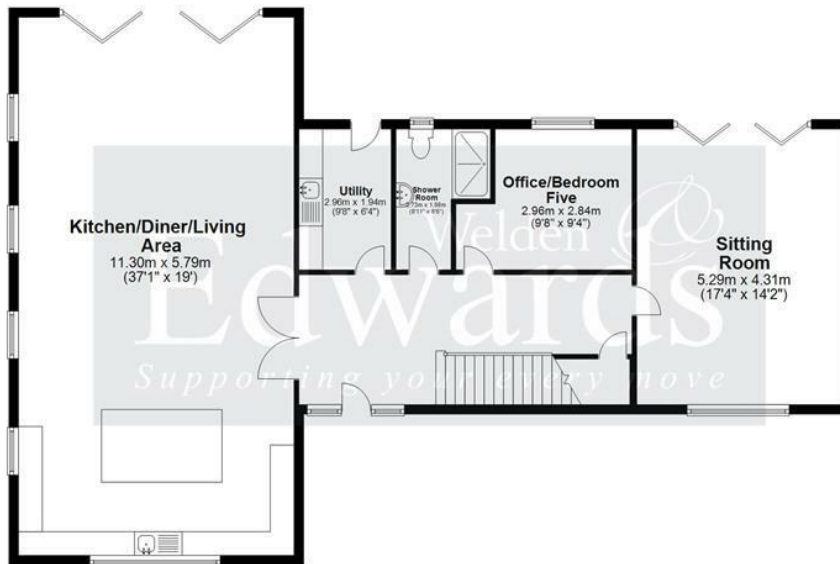




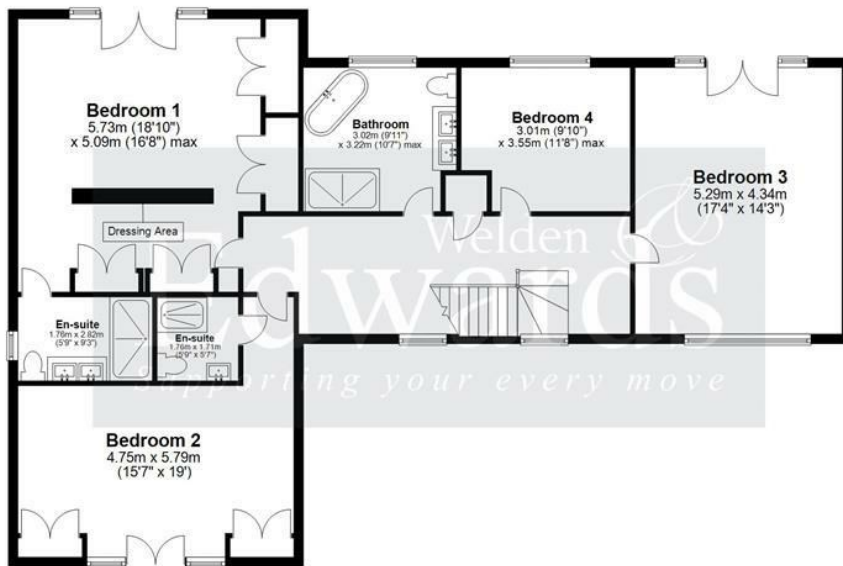




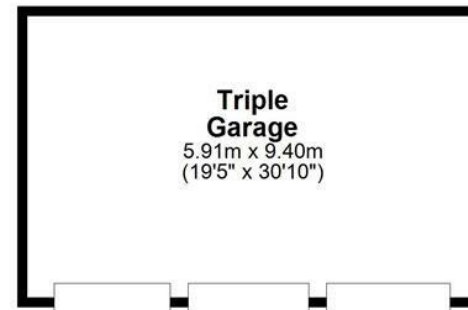
**Ground Floor**  
Approx. 128.0 sq. metres (1377.3 sq. feet)



**First Floor**  
Approx. 128.1 sq. metres (1378.8 sq. feet)

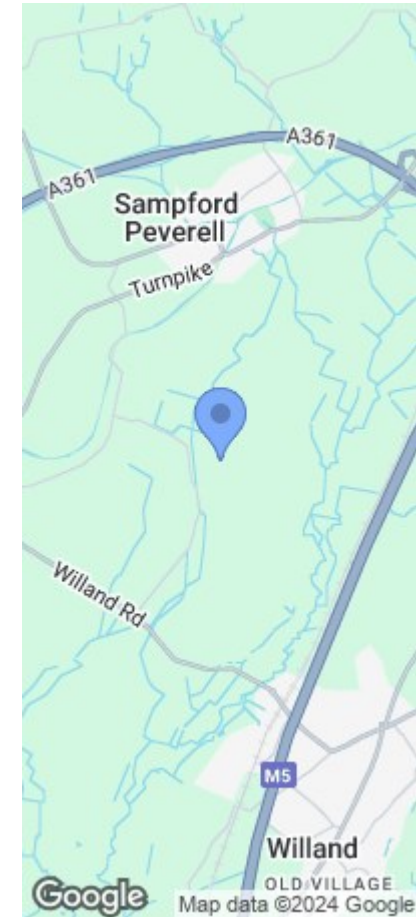


**Triple Garage**  
Approx. 55.6 sq. metres (597.9 sq. feet)



Total area: approx. 311.6 sq. metres (3354.0 sq. feet)  
This plan is for guidance only and is not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		94	100
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



53 Bampton Street, Tiverton, Devon, EX16 6AL  
Tel: 01884 257 997  
sales@weldenedwards.co.uk