



Half Acre House, 75 High Street, Tiverton, EX16 7AG
£490,000

Tucked away in the idyllic village of Halberton, this enchanting four-bedroom mid-terrace house perfectly captures the essence of country living. Set on half an acre of lush rear gardens, the property invites you to cultivate your own vegetables and embrace a sustainable lifestyle. In addition to abundant gardening space, it boasts a paddock and two stables, ideal for those wishing to keep animals. With the added convenience of a carport and ample driveway parking, this lovely retreat seamlessly blends practicality with natural beauty, making it an ideal sanctuary for anyone seeking a refreshing change of pace in a serene setting.



Description

As you step through the front door, you are greeted by a delightful entrance hall that immediately showcases the home’s unique character and charm. At the rear, a door opens into a versatile room perfect for a study or home office, ideal for remote work. To the left, a beautifully crafted wooden door leads you into the enchanting lounge/diner, featuring a breath-taking large stone fireplace with a cosy woodburner—making this space inviting and warm throughout the year.

Two generous bay windows enhance the room, flooding it with natural light while creating inviting seating areas to relax. There is also space for a large dining table and chairs. From the lounge, a door transitions you into the spacious kitchen, which boasts tiled flooring and an array of creamy wall and base units that harmonize beautifully with oak-effect worktops. Double doors open onto the garden, seamlessly blending indoor and outdoor living. The kitchen is adorned with two exquisite stained glass windows and provides ample space for a breakfast table, as well as a convenient utility area.

Ascending the staircase to the first floor, you’ll discover three well-appointed bedrooms and a family bathroom. Bedroom One is a generously sized double room featuring stunning bay windows that provide a lovely nook for seating. Bedroom Two also offers a spacious double layout, complemented by the convenience of two fitted wardrobes and an additional built-in cupboard. Bedroom Three is a cosy single, perfect for guests or children. Completing this level is the expansive bathroom, equipped with a bathtub featuring a shower overhead, a WC, and a hand basin.

Returning to the landing area, another staircase leads you to the second floor, home to the fantastic Bedroom Four. This charming room is enhanced by lovely wooden beams and includes eaves storage, offering both character and practicality.

Stepping outside, the rear south-facing garden is a true delight, extending over half an acre—a rare treat in the heart of the village. The garden features a patio seating area, perfect for indulging in alfresco dining while appreciating the verdant surroundings. At the rear, the current owners have thoughtfully created an impressive paddock suitable for keeping animals, alongside a charming pond. Additionally, there are two stables and a large car port for added convenience. Ample parking for multiple vehicles rounds out this wonderful property, making it a perfect retreat for both relaxation and entertaining.

Services, Tenure & Council Tax

- All Mains Connected
- Freehold
- Council Tax Band - D

Ofcom Approx Broadband Speeds: Standard 18 Mbps, Superfast 58 Mbps
Ofcom Approx Mobile Signal : EE, O2, Vodafone, Three - Limited

Sales Enquiries

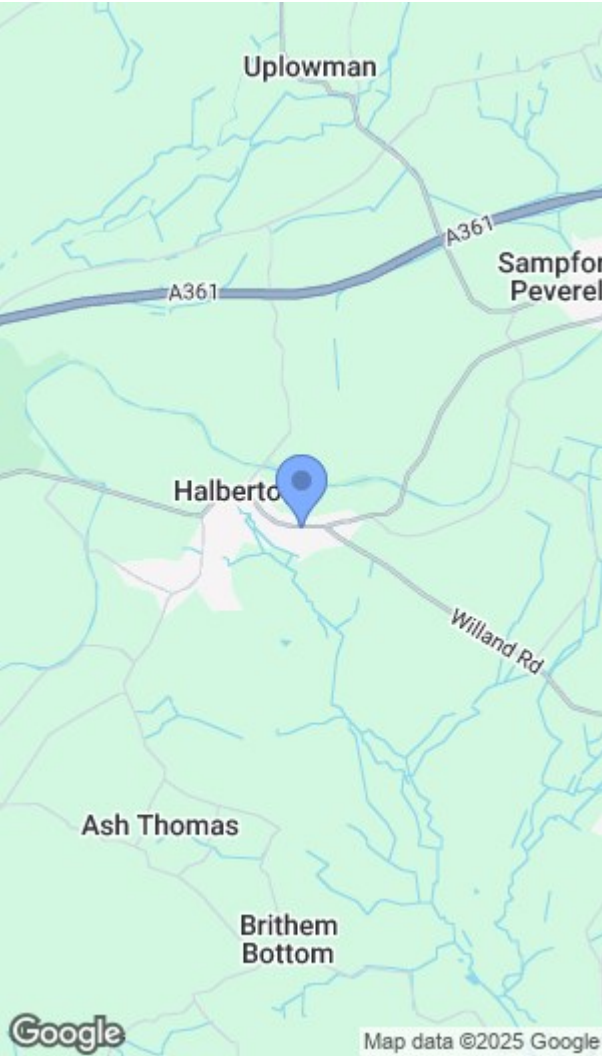
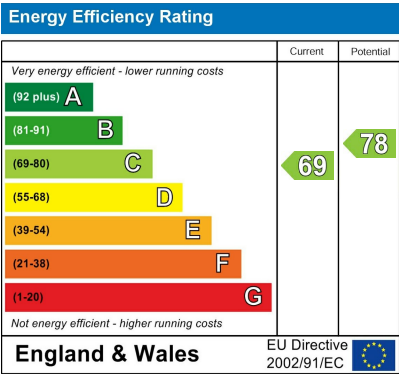
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

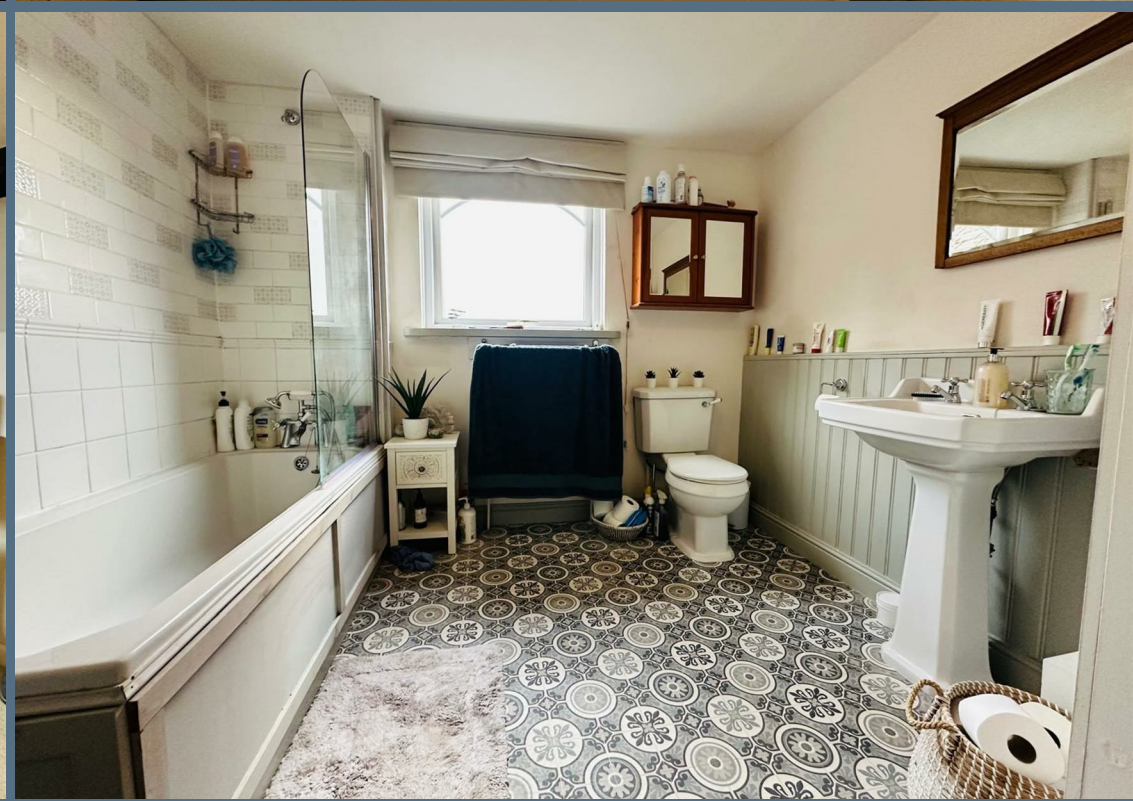
Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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.









This plan is for guidance only and is not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.