



Windsmeet
42 Tidcombe Lane | Tiverton | Devon | EX16 4EQ

FINE & COUNTRY

WINDSMEET



Situated in the heart of Tiverton, close to Blundell's school and a short walk from the Great Western Canal, Windsmeet is a stylish and well-appointed family home. Set within a tranquil yet accessible location. This delightful property offers a spacious and flexible living environment with the possibility of dividing this large home to create multigenerational living.



KEY FEATURES

The generous accommodation includes multiple reception rooms, providing a flexible layout for both formal gatherings within the dining room and everyday family life relaxing in the inviting sitting room, with its large windows and glazed French doors which allow in natural light, together with the fireplace, creates a warm and welcoming atmosphere. A further reception room/snug and the large yet comfortable conservatory provide tranquil spots for relaxing.

The spacious shaker style kitchen is flooded with natural light from its dual aspects and glazed French doors which open out onto the front garden. It is well-equipped with a central island with breakfast bar and integrated appliances, including a dishwasher, larder style fridge, freezer and large gas range. The kitchen offers plentiful space for cooking and storage.

The luxurious ground floor master bedroom suite has the advantage of a dressing room and an en-suite shower room. Additionally, the ground floor boasts a versatile study that can easily serve as a bedroom, along with a WC and a utility room for added convenience.

Upstairs, the property features two large double bedrooms with en-suite shower rooms, and a further single bedroom. French doors from bedroom two and the landing open onto a large balcony, offering a peaceful retreat with lovely views over the surrounding area. There is also a family bathroom featuring a large corner bath and shower.

The first floor landing offers a luxury of light and space allowing for several comfortable seating areas.









SELLER INSIGHT

“ We purchased Windsmeet in 2002 when it was a modest 3-bedroom bungalow. The serene location, just a short walk away from the Grand Western Canal, captivated us with its natural beauty and rich wildlife. There’s a lovely 50-minute circular walk right on Windsmeet’s doorstep. The area is ideal for dog walkers, fishermen, joggers, and photographers, and I’ve enjoyed spotting kingfishers, herons, and a variety of garden birds, including a sighting of a sparrow hawk, woodpecker, nuthatch and the usual finches and warblers.

Creating Windsmeet has been a labour of love, with my former husband and I involved in every design detail. I love its adaptability, with cozy spots for every mood. Guest-friendly features, like en-suite bedrooms, ensure privacy for family and friends, making it a great space for gatherings. I’ll miss the view from the kitchen, filled with visiting birds, and the warm charm of the spacious dining room, especially during Christmas.

Tidcombe Lane has a reliable bus service and is within walking distance of both a primary school and the prestigious Blundell’s school is nearby. It’s a friendly community, which I will miss as I move on, finding the house a bit too large for my current needs.

While we once planned to add an indoor swimming pool in the front garden, that dream didn’t materialize. However, there’s potential to build one, or possibly a summer house or annex, subject to planning permission.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Outside

Outside, Windsmeet benefits from private and well-maintained gardens, there is a large level lawn terraced with sun terrace with veranda, a paved pathway continues around the property. There are gardens to both sides and a low maintenance patio and gravel rear garden. The large gated driveway provides ample off road parking and leads to the detached double garage, which has the added practicality of a storage room above.









INFORMATION

Area information

Located in Tiverton, close to Blundells school and a short walk from The Great Western canal. Tiverton is a charming market town with excellent local amenities, schools, and transport links. Windsmeet offers the perfect balance of peaceful living and convenient access to surrounding areas. With its timeless appeal and ideal location, this property presents a fantastic opportunity for those seeking a stylish family home with spacious and flexible accommodation.

Services

Local Authority: Mid Devon District Council

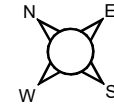
Services: Mains gas, electricity, water and drainage

Council Tax: Band E

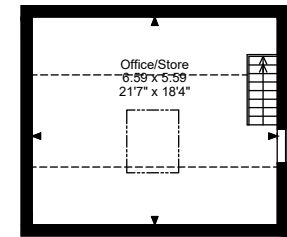
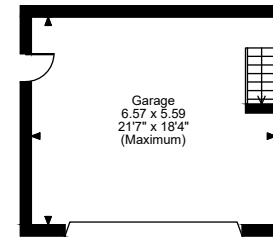
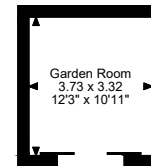
Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

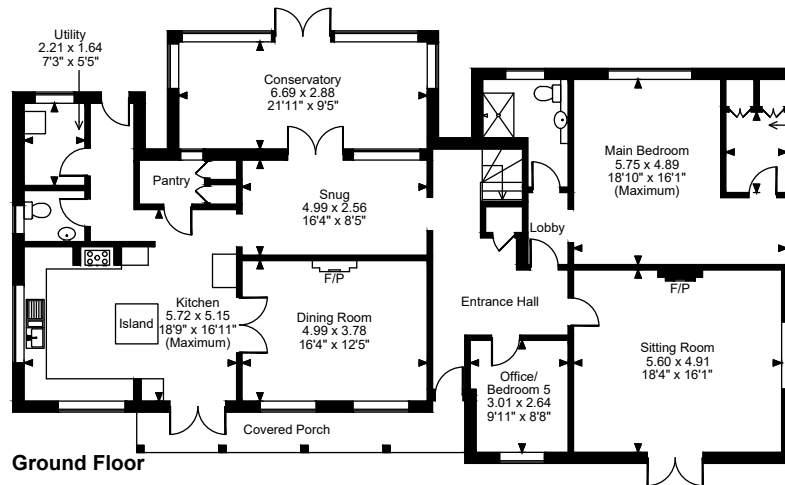


Windsmeet Tidcombe Lane, Tiverton, Devon
Approximate Gross Internal Area
Main House = 2640 Sq Ft/245 Sq M
Garage = 564 Sq Ft/52 Sq M
Outbuilding = 133 Sq Ft/12 Sq M
Balcony external area = 195 Sq Ft/18 Sq M
Total = 3337 Sq Ft/309 Sq M

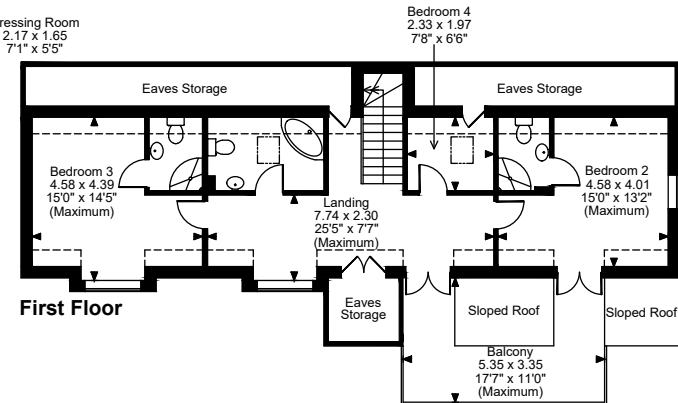


Garage Ground Floor

Garage First Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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