



**Green Acre, Halberton Tiverton EX16 7FE**



**welcome to**

## **Green Acre, Halberton Tiverton**

Superb detached family home situated on the edge of the village of Halberton with far reaching views across fields and hills beyond. Offering five bedrooms, two en-suites, family bathroom & cloakroom. Large lounge, open plan kitchen/dining/family room. Parking & Garage. Front & Rear Gardens.

### **Description**

Tucked away at the end of a cul-de-sac, this superb family residence enjoys the added privacy of being on its own private lane. This unique family home offers spacious living accommodation throughout. This property enjoys open views over farm land and the hills beyond which can be seen from the front garden, kitchen, lounge and front facing bedrooms. There is an additional piece of land at the front of the house, backing onto fields, offering much potential to develop as a garden/vegetable area or further parking.

Upon opening the front door you are greeted by a spacious entrance hall. The lounge is light and bright being triple aspect, the focal point being an electric fire. The heart of this home is the great open plan kitchen/dining/family room which has been created by the current owners. The kitchen is well equipped with a range of wall and base units. The family room creates a great space for dining and entertaining the whole family, with space for a sofa and TV. There are double doors from both the kitchen & lounge to the rear enclosed garden. Completing the ground floor is a cloakroom and an integral garage.

### **Description Continued**

Stairs lead to the first floor where there are three double bedrooms, one with an en-suite shower room. A modern family bathroom completes the accommodation. A door leads to the stairs leading to the second floor, where there are further two bedrooms, the largest bedroom with a jack and Jill bathroom. Countryside views can be enjoyed from both of these rooms. Externally this property benefits from off road parking and a garage. There is also a front garden which is laid to lawn and overlooks farmland.

### **Entrance Hall**

Door to front opening into the hallway. Telephone point, doors to all rooms, stairs to first floor.

### **Cloakroom**

Double glazed window to rear. Wash hand basin, WC.

### **Lounge**

20' 3" x 11' 7" ( 6.17m x 3.53m )  
Double glazed windows to front and side. Triple aspect lounge, with wall hung electric fire, television and telephone point, double doors to garden, two radiators.

### **Family Room/snug**

17' 3" x 8' 6" ( 5.26m x 2.59m )  
Double glazed windows to front and side. Opening to kitchen, door in to integral garage, radiator.

### **Kitchen**

20' 2" x 11' 4" Max ( 6.15m x 3.45m Max )  
Double glazed window to front with views over the surrounding fields. The kitchen has a range of wall and base units with granite work surfaces over, one and a half bowl sink and drainer, gas hob with extractor fan, built in eye level double oven, integrated dishwasher and fridge/freezer, space for washing machine, opening family room/snug, double glazed doors to the rear. Radiator.

### **Landing**

Double glazed window to rear. Airing cupboard, stairs from ground floor and to second floor, doors to all rooms.





### **Bedroom Two**

11' 7" x 12' 3" ( 3.53m x 3.73m )

Double glazed window to front, television point, radiator, door to en-suite .

### **En-Suite**

Double glazed window to rear, wash hand basin, WC, shower cubicle, part tiled, shaver point, extractor fan.

### **Bedroom Four**

11' 3" Max x 8' 10" Max ( 3.43m Max x 2.69m Max )

Double glazed window to front. Television point, under stairs storage cupboard.

### **Bedroom Five**

11' x 8' 3" Max ( 3.35m x 2.51m Max )

Double glazed rear. Television and telephone points, radiator.

### **Second Floor Landing**

Velux style window. Stairs from first floor, doors to all rooms.

### **Bedroom One**

14' 6" Max x 11' 7" ( 4.42m Max x 3.53m )

Double glazed window to front. Built in wardrobes, radiator, jack and Jill door to en-suite.

### **En-Suite**

Velux style window, Wash hand basin, WC, bath with shower over, part tiled, radiator, shaver point, extractor fan.

### **Bedroom Three**

17' 6" Max x 8' 3" ( 5.33m Max x 2.51m )

Double glazed window to front. Television point, eaves access.



### **Front Garden**

The front garden is laid mainly to lawn with views over the surrounding fields.

### **Rear Garden**

To the rear of the property there is a private enclosed garden with patio and lawn areas, side access.

### **Garage**

18' 4" x 8' 8" ( 5.59m x 2.64m )

Up and over door, light and power, integral door in to the family room/snug, wall hung boiler, door opening out to the rear garden.

### **Parking**

Off road parking in front of the garage

### **Services**

Mains electric, gas, water and drainage.

Council Tax Band F

### **Location**

Halberton is approximately three miles to the west of Tiverton and about three miles east of Junction 27 of the M5. Giving access to Parkway Station which has a direct line to London Paddington. Halberton is a lovely village and has a fantastic farm shop and a very popular smokehouse and pub. The Grand Western Canal is the perfect place for walking along the tow path leading to Tiverton.

### **Office Hours**

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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## Green Acre, Halberton Tiverton

- Detached Five Bedroom Home
- Well Equipped Kitchen
- Family Room/ Snug
- Spacious Lounge
- Garage & Off Road Parking

Tenure: Freehold EPC Rating: C

guide price

**£525,000**



Ground Floor



First Floor



Second Floor

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