



The Old Rectory







# The Old Rectory Lower Town

Halberton, Tiverton, EX16 7AU

Tiverton: 3 miles, M5 (J27)/ Tiverton Parkway Station: 3.5 miles, Exeter: 19 miles

A superb example of Victorian architecture. The Old Rectory is a four-bedroom family home set in a spacious plot of 0.85 acres with a detached two-bedroom Coach House.



- Semi Detached Victorian Grade II Listed Rectory
- Two Bedroom Coach House
- Beautifully kept mature gardens
- Three Reception Rooms
- 4/5 Bedrooms
- Sweeping Driveway
- 0.85 acre plot
- Council Tax Band F
- Good access to both private and state schooling
- Freehold

Guide Price £1,200,000

## Stags Tiverton

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@StagsProperty

## SITUATION

The Old Rectory is situated in the village of Halberton, which lies about three miles to the East of Tiverton, and three miles to the West of Junction 27 of the M5 motorway, with nearby mainline Parkway station (London Paddington in about 2 hours). Exeter airport is 30 minutes away with regular flights to London City.

The nearby market town of Tiverton offers a wider range of amenities including a modern district hospital, supermarkets and a sports centre. There are schools for all ages including the well-known Blundell's School, which offers discounts to local pupils. Also, nearby is Junction 27 of the M5, alongside which lies Tiverton Parkway Railway Station.

## DESCRIPTION

The Old Rectory is a spacious Victorian home set in a spacious plot in a convenient location on the edge of the popular village of Halberton. Throughout the property there are striking period features coupled with modern convenience. On the ground floor there is a spacious entrance hall, three reception rooms, large kitchen, utility room and a reading room. On the first floor there are four double bedrooms, two bathrooms and a shower room. The lower ground floor houses a large cellar with cobbled stone floors allowing for a range of rooms with one currently being used as a wine cellar.

## ACCOMMODATION

The ground floor of The Old Rectory welcomes you with the sense of grandeur inherent in Victorian architecture. Stepping into the spacious entrance hall, the timeless charm that pervades the property is ever present. There are a range of beautifully preserved period features including high ceilings, cobbled floors in the basement, sash windows and shutters throughout along with Ornate Cornicing. The three reception rooms exude elegance with the main sitting room having French doors that lead out onto the south facing paved terrace. The large solid oak kitchen stands as a testament to the property's ability to blend historical aesthetics with modern functionality, catering to both culinary endeavours and social gatherings. Again the utility room is fitted with solid oak units and streamlines daily tasks, while the reading room is a highlight of the home with the switchback staircase leading to the first floor and the atrium above creating an incredible and unique space.

Ascending to the first floor, the property continues to impress with four generously sized double bedrooms. The period features that adorn these rooms create an ambiance of classic sophistication. Two thoughtfully designed bathrooms and an additional shower room ensure both practicality and comfort for the occupants. The first floor encapsulates the essence of Victorian living, offering a serene and elegant retreat within this historic residence.





### THE COACH HOUSE

Mirroring the architectural elegance of The Old Rectory. The Coach House is a versatile building that now serves as a comfortable annexe. Original beams and period features adorn the open-plan interior. The ground floor, has an open plan living area and kitchenette with full height ceilings and exposed stone work which has helped in preserving its historical charm. On the first floor there are two bedrooms and a large landing.

The Coach House's functionality is able to reflect the needs of the family at The Old Rectory and has been used for a range of purposes including family gatherings, parties, useful storage space as well as its current use as a charming annexe.

### GARDENS & GROUNDS

The grounds at The Old Rectory are beautifully stocked with a wide variety of flowers, plants and shrubbery that flower throughout the year. The formal gardens are to the south of the house with gorgeously maintained lawns, currently used as a badminton court and a paved terrace perfect for entertaining and alfresco dining. The borders of the gardens are mature trees and shrubs creating an unrivalled sense of privacy.

To the front of the property is an open driveway with ample parking for multiple vehicles

### SERVICES

Electric - Mains connected

Drainage - Mains Connected

Water - Mains Connected

Gas - Mains Connected. Gas central heating

Ofcom predicted broadband services - Standard: Download 15 Mbps, Upload 1Mbps.

Superfast: Download 80 Mbps, Upload 20 Mbps

Ofcom predicted mobile coverage for voice and data: Internal - EE, Three & O2, Vodafone (voice only). External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council. Halberton Conservation Area

### VIEWINGS

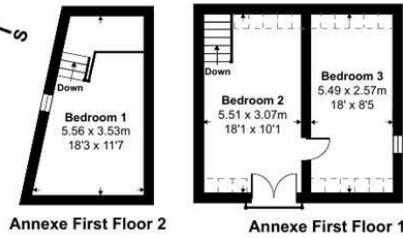
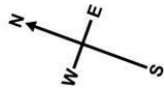
Strictly by appointment only through the agents, Stags, on 01884 235705.

### DIRECTIONS

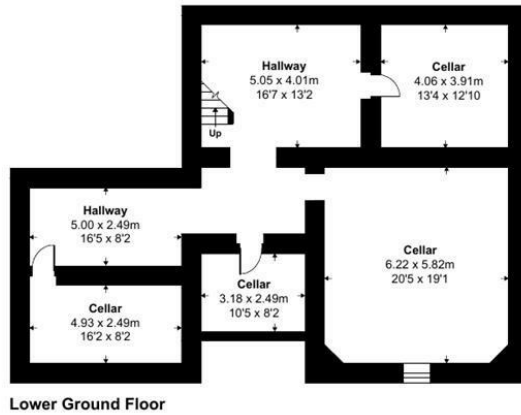
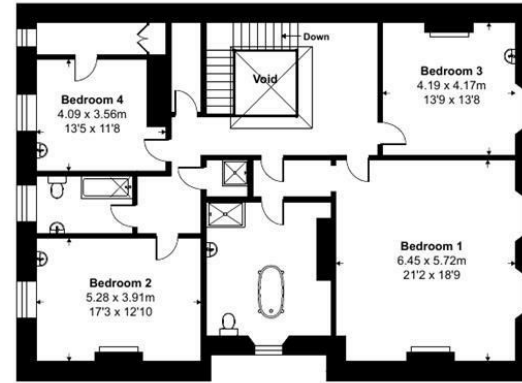
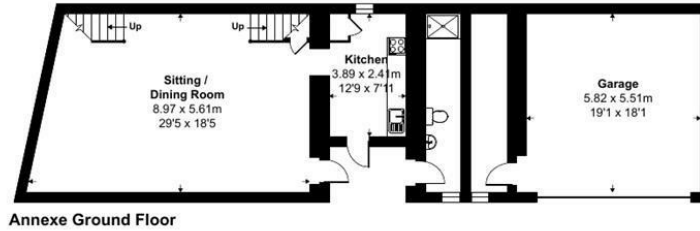
From Junction 27 of the M5, take the A361 for about half a mile, then take the Sampford Peverell turning. Proceed through the village and on to Halberton (approx. 1 1/2 miles). When in Halberton, continue through the village and past the Farm Shop on the right-hand side. Take the first left after the farm shop onto Lower Town. Take the first left turn on Lower Town into the driveway for The Old Rectory.



Approximate Area = 5070 sq ft / 471 sq m (excludes void)  
 Limited Use Area(s) = 43 sq ft / 4 sq m  
 Annexe = 1706 sq ft / 158.5 sq m  
 Total = 6819 sq ft / 633.5 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Stags. REF: 1027961



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



