



Paddock House







Paddock House Corner Lane

Halberton, Tiverton, Devon, EX16 7AS

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

A glorious modern home, built in the style of a Devon longhouse, situated in a rural yet convenient location with over an acre of gardens and grounds.

- Superb five-bedroom family home
- Situated in a superb rural yet accessible location
- Approximately 3000 SqFt of accommodation
- Less than 10 minutes to Blundells School
- Extensive gardens and grounds
- Private driveway
- One owner since new
- Council Tax Band G
- Flexible layout
- Freehold



Guide Price £1,100,000

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SITUATION

Paddock House 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

Paddock House is a superb family home set within spacious grounds at the end of a shared private lane on the edge of the popular village of Halberton. The property, lovingly built by the current owners 26 years ago, has been designed to fit in with the style of a traditional Devon Long House whilst being a modern timber frame build. The owners have perfectly blended period charm with modern features and convenience. The property comprises of five double bedrooms, a spacious kitchen, three reception rooms, formal dining room, utility room, covered patio, two bathrooms and a WC.

ACCOMMODATION

The property is entered into a spacious entrance hall. Beneath the stairs, cleverly tucked away, lies under stairs storage. The heart of the home is the immaculately presented farmhouse-style kitchen, that exudes timeless charm and modern functionality.

Featuring wall and base units, and a central island the kitchen provides ample storage, whilst the white granite work surfaces, offer a clean environment, bright environment that serves as the heart of the culinary space. Integrated appliances seamlessly fit into the bespoke design, ensuring efficiency without compromising on style. A highlight of this space is the Rangemaster electric oven, complete with a hot plate and griddle. Ample space for dining within the kitchen fosters a sense of togetherness and conviviality, while the open-plan design seamlessly transitions into the family room, promoting effortless flow and connectivity between living spaces. The family room has ample space, while a wood burner, crowned by a wooden lintel, exudes warmth and charm. The room's triple aspect design floods the space with an abundance of natural light, creating an airy and inviting ambiance. Beyond its aesthetic appeal, the family room seamlessly leads to the garden room, blurring the lines between indoor and outdoor living, and inviting nature's beauty into the heart of the home. Also set off the kitchen is a utility space that can double up in usage as a pantry due to its large amount of base and wall units. There is also a sink and door leading to the rear garden.

At the opposite end of the house is the main sitting room. A central wood burner serves as the focal point of the room and French doors offering access to the garden and covered patio, where alfresco dining and outdoor gatherings await. The property also benefits from a versatile space born from the conversion of the garage. This area is glass-fronted and bathed in natural light, this multifunctional area comprises three rooms, offering limitless potential for customisation and adaptation to suit individual needs.





The first floor offers four spacious double bedrooms. The master bedroom boasts abundant natural light from three windows, along with a large walk-in wardrobe featuring fitted storage. An ensuite bathroom includes a shower, bath, WC, and wash basin. Access to bedroom four is via the snug/bedroom five. With stud walls, Paddock House provides superb adaptability within the home to customise the layout to the family's individual needs. There is a spacious family bathroom features a large double shower, WC and wash basin.

GARDENS & GROUNDS

The Paddock House, as per its name, has glorious gardens and grounds. The property is set down a shared private lane, with collective responsibility, that leads to the private driveway for Paddock House. The gravelled driveway provides space for multiple vehicles. The garden wraps around the property with a patio on the eastern side getting the best of the evening sun. The main garden is level laid lawn with mature shrubs and trees. Paving surrounds the property creating a brilliant space for entertaining and enjoying the outdoors. The land gentle slopes away from the main lawn down to the stream on the boundary. This part of the garden is a blank canvas and could be utilised as land for animals or subject to necessary consents extending the garden.

SERVICES

- Electricity - Mains connected
- Drainage - Private drainage via septic tank
- Water - Mains connected
- Gas - Mains connected
- Heating - Gas central heating & Wood burner
- Ofcom predicted broadband services - Standard: Download 19 Mbps, Upload 1Mbps. Superfast: Download 80 Mbps, Upload 10 Mbps
- Ofcom predicted mobile coverage for voice and data: Internal - Three & 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

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 ½ miles). When in Halberton, continue through the village, passing the Farm Shop on the right-hand side. Take the first left after the farm shop onto Lower Town. After approximately 200 yards, take the first left on to Church Path and an immediate right onto Corner Lane. Proceed to the end of the lane and when facing the row of cottages, bear left and the driveway to Paddock House will be found in front of you.

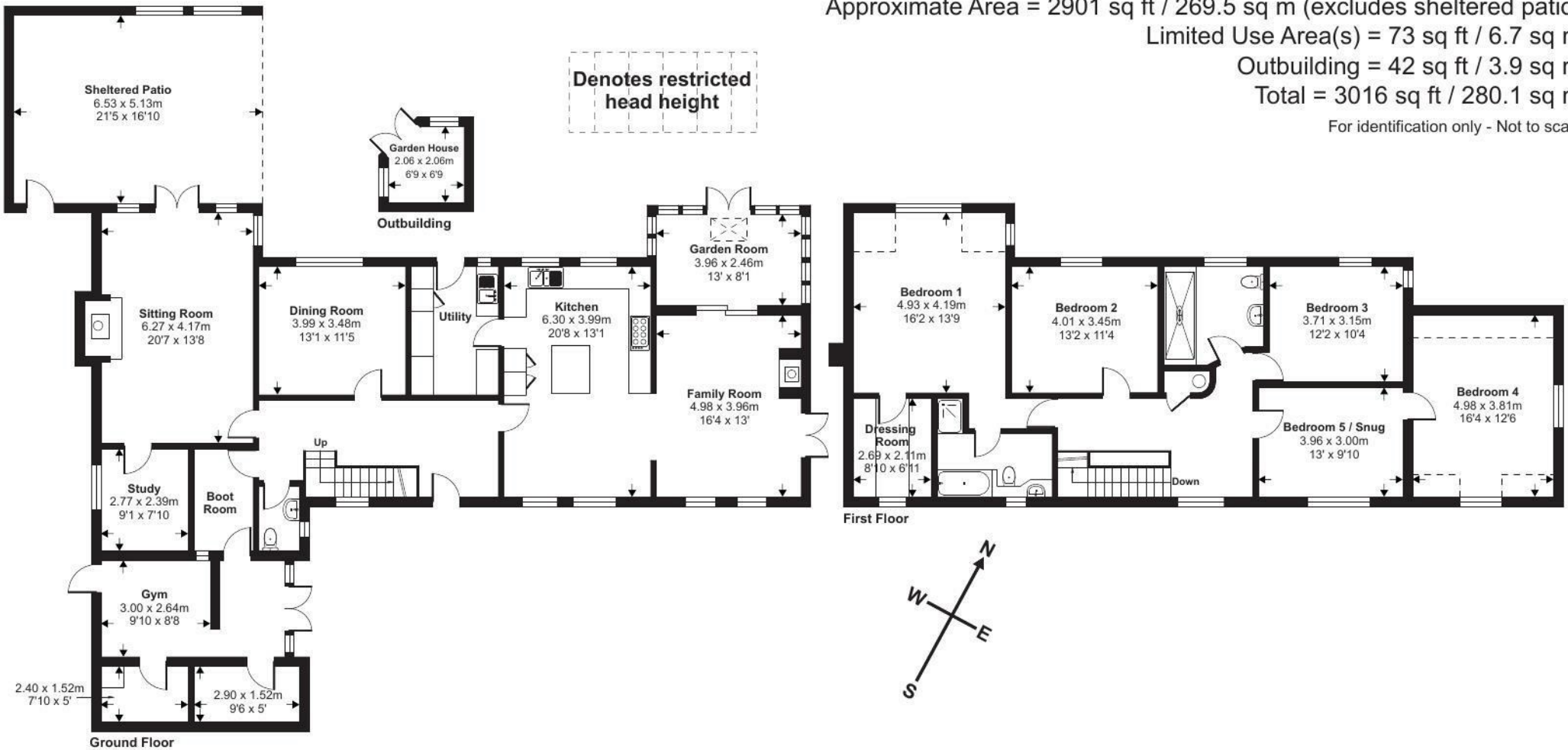
Approximate Area = 2901 sq ft / 269.5 sq m (excludes sheltered patio)

Limited Use Area(s) = 73 sq ft / 6.7 sq m

Outbuilding = 42 sq ft / 3.9 sq m

Total = 3016 sq ft / 280.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1111891



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



