



Coming Soon - Heights Barns



Coming Soon -

Sampford Peverell, Tiverton, EX16 7EB

M5 (J27)/Tiverton Parkway Station 2 miles, Tiverton 6 miles,
Exeter 19 miles.

A rare opportunity to acquire a new high specification, Carbon Neutral home, set in spacious plots of approximately half an acre each with far reaching views.

- Eco-friendly with solar panels and ASHP.
- High-quality Mayflower kitchens.
- Designer finishes and tile flooring.
- Half-acre plots with gardens and patios.
- Convenient location in Uffculme School catchment
- Open-plan living with bifold doors.
- Luxury contemporary bathrooms.
- Generous bedrooms with en-suites.
- Council Tax Band - TBC
- Freehold

Guide Price £925,000

SITUATION

The development of just 2 homes is located in an idyllic rural position on the outskirts of the picturesque village of Sampford Peverell. The village itself offers a post office, village hall, general store, thriving public house, primary school, hairdressers and driving range, as well as access to lovely walks along the canal. The thriving town of Tiverton is just 15 minutes drive away and provides an excellent range of facilities. The properties are within the catchment area of the 'outstanding' rated Uffculme secondary school and Blundell's School, (which offers discounts to local students) is just 10 minutes drive away.

Junction 27 of the M5 is approximately 2 miles away and Tiverton Parkway railway station (2 hours to London Paddington) is just 1.5 miles.

DESCRIPTION

These stunning 5-bedroom detached eco homes sit in half acre plots with uninterrupted country views. Each offering a luxurious living environment.

Built with the environment in mind, each property boasts a range of energy-efficient features including solar panels, solar battery storage, underfloor heating, high-performance insulation, and an Air Source Heat Pump (ASHP) minimising the cost of running the house. The design maximizes space and light with high ceilings and large windows throughout. A large open-plan living area is perfect for modern family life, with spacious fully fitted kitchen, dining area, utility room and large entrance hall that all leads seamlessly onto the countryside garden through bifold glass doors. In addition the property benefits from a separate, large formal lounge. While both homes share the same build type and design the use of different external finishing (stone, wood and render), enhance their unique appeal.



ACCOMMODATION

Each home features an inviting entrance hall with feature wall finished with unique, bespoke Venetian plaster feature wall. The large, versatile open-plan living area includes the kitchen, dining, and snug spaces. The kitchens are equipped with Mayflower contemporary units and central island with breakfast bar. The individual handle less design, quartz bespoke worktops, and Siemens integrated appliances ensure a premium feel. A full-size oven, compact oven with microwave, induction hob with underfloor extraction, full-size fridge, freezer, undercounter dishwasher, integrated wine cooler, and a Quooker Pro fusion kettle tap mean the kitchen not only looks incredible but functions perfectly. The utility room has a range of base and larder units with space for a washing machine and tumble dryer and access through to the rear of the property. For more formal gatherings, there is a separate large lounge with countryside views and enabled with integrated xxx for home entertainment.

Upstairs, the master bedroom is generously proportioned and include individually designed en-suite bathrooms and dressing room with built in wardrobes. Another large bedroom in each home also benefits from an en-suite, while two further bedrooms share a family bathroom. There is a fifth bedroom in each property which can also be used as an office, nursery, or additional bedroom, providing flexible living space.

All bathrooms and en-suites are fitted with contemporary luxury sanitaryware from Mayflower Bathrooms that include a freestanding bath, chrome/black/bronze heated towel rails, full-height tiling around the shower and bath areas, and luxury floor porcelain tiling with electric underfloor heating.

Both homes feature high-quality fittings and finishes: large format tile flooring in the kitchen, utility, dining, and living space. Designer radiators and towel rails on the first floor, chrome light switches and sockets throughout. Downlighters in the kitchens, bathrooms, and utility areas, and wiring for pendant or chandelier lighting in the stairwells. TV points are installed in all bedrooms and habitable rooms, and the properties include designer internal doors with quality fittings. The windows are UPVC triple glazed anthracite with aluminium double glazed bifold and heavy duty aluminium anthracite front door.

GARDENS & GROUNDS

The properties are accessed through pillared private entrance way with capped, stone walling leading to private gated entrances. Each property has a large double electric garage accessed over grey permeable paving offering ample storage space and parking with electric vehicle charging and mobility access points.

Each property sits in its own very large landscaped garden with a patio area perfect for alfresco dining. The gardens are designed with a mix of grass and patio spaces, providing ample room whilst overlooking extensive country views.

Each house has privacy and security. Both properties are set on approximately half-acre plots, enhancing their appeal with ample outdoor space.

SERVICES

Mains services will be connected with 16kW solar panels and 6kW battery storage. Air source heating and underfloor heating on the ground floor, with designer radiators on the first floor. Each property comes with a Build Zone 10-year warranty and a further 10-year structural warranty.

PROPERTY FIXTURES & FITTINGS

Internally - Electrical features include chrome light switches and sockets, downlighters in the kitchens, bathrooms, and utility areas, and pendant lighting elsewhere. The windows and doors are aluminium double glazed bi-folds and UPVC triple glazed anthracite windows and doors. Externally - The gardens include double garages with electric doors, porcelain slabs on the patio areas, ample parking, and outside taps. For security, the properties are fitted with burglar alarms.

VIEWINGS

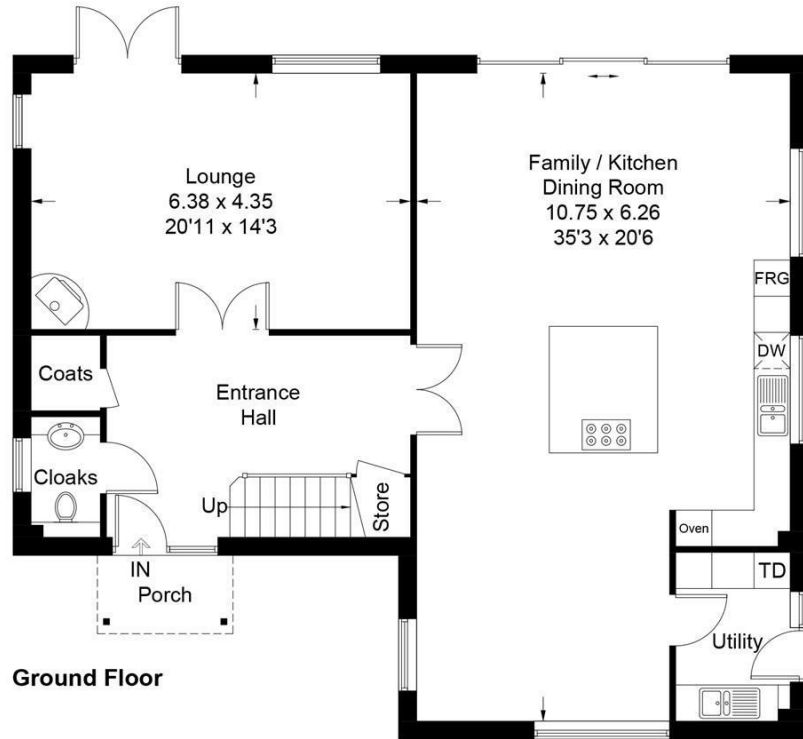
Strictly by appointment only through the agents, Stags.

DIRECTIONS

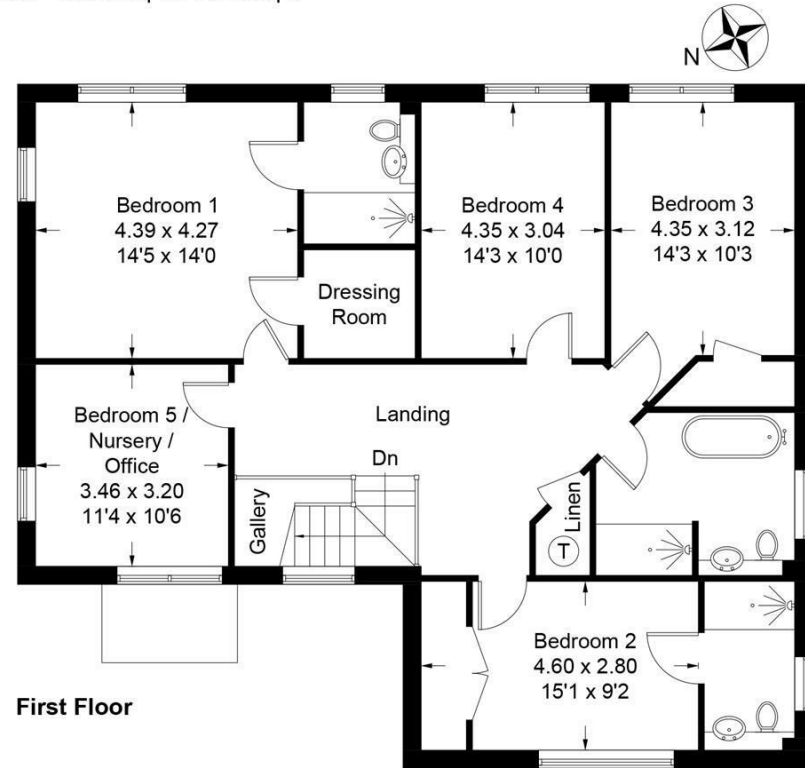
From J27 of the M5 motorway follow the A361 North Devon Link Road towards Tiverton. Turn off at the first link road sign posted to Sampford Peverell. At the small roundabout turn left and continue towards Sampford Peverell. After 0.7 miles, bare left onto Chains Road. The property can be found on your left after approximately 0.8 miles.



Approximate Gross Internal Area = 233.3 sq m / 2511 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1095990)

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			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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