



43, Tidcombe Lane







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Tiverton, Devon, EX16 4EA

Tiverton 1.5 miles, M5 (J27)/Tiverton Parkway 6 miles, Exeter 15.5 miles

A beautiful, period, fully restored family home with self-contained annexe in a prime location.

- Excellent reception rooms
- 4 bath/shower rooms
- Self-contained annexe
- Grade II listed
- Council Tax Band F
- 6 bedrooms in total
- Walking distance to the well renowned Blundell's School
- Planning consent for single story studio
- Large gardens
- Freehold

Guide Price £1,100,000

## Stags Tiverton

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## SITUATION

The property is set in a quiet, desirable location, approximately 1 mile from the town centre and just a stone's throw from Blundell's School. It also enjoys easy pedestrian access to the Grand Western Canal, offering miles of scenic walking, cycling, kayaking, paddle boarding, and fishing opportunities along its peaceful towpath.

Tiverton offers a wide range of recreational and retail facilities including banks, building societies, shops, supermarkets, hospital, an 18-hole golf course and a leisure centre. The town has an excellent range of educational facilities including Blundell's School, which offers discounts for local students. There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station.

## DESCRIPTION

Tythe House is a distinguished Grade II-listed period property, dating back to circa 1838, that exudes timeless charm. Having undergone a meticulous renovation by its current owners, the home has been lovingly restored using traditional materials and craftsmanship to honour its rich heritage. Key updates include a complete re-roofing, rewiring, replumbing, and replastering, both internally and externally.

Boasting over 3,500 square feet of luxurious living space, this well-appointed family home offers versatility and grandeur. The property features six spacious bedrooms, including a beautifully designed self-contained one-bedroom annexe with private access—ideal for guests, extended family, or rental potential. Three generous reception rooms provide ample space for both intimate family gatherings and entertaining, while three tastefully updated bathrooms add a touch of modern luxury.

Set on expansive grounds, the house is complemented by a large, beautifully landscaped garden—a serene retreat for outdoor leisure and family enjoyment. Just a stone's throw from the renowned Blundell's School, its prime location ensures effortless school runs and provides the perfect setting for hosting—whether it's impromptu playdates or larger gatherings. Whether you envision cosying up by a fire in the winter or hosting garden parties in the summer, Tythe House offers a lifestyle that perfectly balances heritage, comfort, and modern living.

## ACCOMMODATION - MAIN HOUSE

The property welcomes you with a spacious entrance hall featuring wide beamed hardwood flooring, which runs throughout the ground floor. The open plan kitchen diner boasts dual aspect sash windows, a bespoke concrete counter top and dining table, Aga and dual oven, and space for an American style fridge freezer. Adjoining the kitchen is a utility room with flagstone flooring. Across the hall is a grand reception room, perfect for entertaining, relaxing, and also features two ornate fireplaces with log burners. To complete the ground floor, there is an under stairs cupboard and downstairs WC.

The turning staircase leads to the first-floor landing, where you'll find three generously sized double bedrooms, all equipped with built-in wardrobes. The master bedroom overlooks the rear garden and benefits from an en suite featuring underfloor heating, a walk-in shower, wash basin, and WC. The spacious family bathroom is fitted with a free-standing claw-foot bath, shower, heated towel rail, wash basin, and WC.

The stairs rise up to the beautifully converted attic, offering two additional bedrooms, both with eaves storage. A second family bathroom completes the second floor featuring a free-standing bath, heated towel rails, walk-in shower, free standing bath, wash basin with vanity unit beneath and WC.





#### ACCOMMODATION - ANNEXE

The ground-floor annexe, located at the front of the property with private access through the cobblestone courtyard, was converted in the last couple of years and has since been successfully run as an Airbnb, offering guests a stylish and comfortable retreat. This self-contained space comprises a galley kitchen, sitting room, and double bedroom with an en suite, all featuring hardwood herringbone flooring throughout for a refined, elegant touch.

The kitchen is equipped with sleek, gloss white base units, polished concrete worktops, a single oven, electric hob, and a fridge freezer, blending contemporary convenience with minimalist design. The tranquil bedroom boasts double doors leading out to the charming cobblestone courtyard, creating a seamless indoor-outdoor living experience. The en suite bathroom includes a walk-in shower, wash basin, and WC, offering modern functionality in a serene setting.

Sliding doors separate the bedroom from the reception room, which also features double doors opening to the cobblestone courtyard, making this annexe a versatile and private space ideal for hosting guests or running a successful holiday rental.

#### OUTSIDE

The house was designed along the ecliptic, allowing it to capture the sun's path throughout the day. The front cobblestone courtyard enjoys morning sunlight, while the rear garden captures the setting sun. A paved seating area at the rear offers the perfect spot for alfresco dining, with views of the immaculate lawns and mature shrubs.

A double garage also provides further storage and parking.

Beyond the landscaped garden, to the rear, is a separate area of ground benefiting from outline planning consent for a single-story studio.

#### SERVICES

Mains electricity, water, drainage and gas. Gas central heating.  
Ofcom predicted broadband services - Standard: Download 9Mbps, Upload 0.9Mbps. Superfast: Download 34Mbps, Upload 7Mbps. Ultrafast: Download 900Mbps, Upload 200Mbps.  
Ofcom predicted mobile coverage for voice and data: Internal (Limited)- EE, Three, O2 & Vodaphone  
External - EE, Three, O2 & Vodaphone  
Local Authority: Mid Devon District Council.

#### VIEWINGS

Strictly by appointment through the agents please.

#### DIRECTIONS

From Blundell's School, continue out of Tiverton towards Halberton. After a short distance, turn right onto Tidcombe Lane. Continue up the hill passing straight over the mini roundabout and within 140 yards, the property can be found on the right-hand side.





Total Area: 339.9 m<sup>2</sup> ... 3659 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



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) <b>A</b>			
(81-91) <b>B</b>		78	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



