



The Wharf House



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Sampford Peverell, Tiverton, EX16 7BN

M5 (J27)/ Tiverton Parkway Station 1.7 miles | Tiverton 5 miles  
| Exeter 17 miles

A beautifully restored, modernised and presented Victorian village house, directly overlooking the canal with views beyond.

- Superbly Presented Village House
- Two Reception Rooms.
- Canal Side Garden
- Beautifully Fitted Kitchen/ Breakfast Room
- Council Tax Band D
- Four Bedrooms. Three Bathrooms
- Outstanding Views
- Great Village Amenities
- M5 (J27) & Tiverton Parkway 1.7 Miles
- Freehold

Guide Price £550,000

## SITUATION

Set in an elevated position close to the village centre, the property has excellent access to all the amenities which include post office and general store, popular pub, primary school, hairdressers, village hall and of course the canal with its excellent Tow Path for walking and cycling.

The M5 (junction 27) and Tiverton Parkway Station are just a convenient 1.7 miles with fast trains to London Paddington. The property also lies in the catchment for Uffculme school and Blundells which offers discounts to local students.

## DESCRIPTION

This charming, four-bedroom, canal side property with accommodation set across 1807 SqFt has been subject to significant modernisation in recent years and offers a contemporary style with some traditional features offering space and light with lavish comfort. The house and gardens offer outstanding views across and along the canal which lies directly behind the property. Far reaching views from the first floor run for many miles out towards the Blackdown Hills.



## ACCOMMODATION

The front door opens into a spacious and pleasant foyer with well finished cloak cupboard. The dual aspect sitting room runs the depth of the property and features a bay window, a painted brick fireplace with recently installed wood burning stove. The dining room/study is accessed from the sitting room and provides a tucked away space for intimate dining or possibly a quiet study space and views over the garden. The kitchen / breakfast room, with bay window, has been stylishly fitted with contemporary units in light grey with light Quartz work surfaces, island unit with breakfast bar, a Belfast sink and integral appliances. Beyond this, is a large utility and bathroom with shower, wash basin and WC.

Stairs rise to the first floor landing, off which are four bedrooms. The spacious master bedroom benefits from a walk-through dressing room with built in wardrobes and en suite bathroom with shower, wash basin and WC. A family bathroom serves the remaining three bedrooms.

## OUTSIDE

Gated access to the side of the property leads through into the garden. Mainly laid to lawn, the garden offers a paved path, raised vegetable bed, garden shed and wood store. To the immediate rear of the property, a raised patio provides the perfect space for alfresco dining and entertaining, with an open aspect from its elevated position. The garden is enclosed by hedging and stone walling with sporadic perennials, mature shrubs and trees. A useful workshop adjoins the house with power and hot/cold water connected.

Below the formal garden is a charming canal-side garden, from where direct access to the canal can be gained via a decked Jetty and seating area. The current vendors rent the canal garden for a sum of £50/annum.

The Wharf House also benefits from off-road parking via an owned carport, located within the neighbouring property.

## SERVICES

Mains electricity, water and drainage. Gas Central Heating  
Ofcom predicted broadband services - Standard: Download 6Mbps, Upload 0.7Mbps. Superfast: Download 43Mbps, Upload 8Mbps. Ultrafast: Download 900Mbps, Upload 900Mbps.  
Ofcom predicted mobile coverage for voice and data: Internal (Limited) - EE, Three, O2 and Vodafone. External – EE, Three, O2 and Vodafone.  
Local Authority: Mid Devon District Council. Sampford Peverell Conservation Area.

## VIEWINGS

Strictly by appointment with the agents please.

## DIRECTIONS

Leave the M5 at Junction 27 and proceed westbound on the A361 (North Devon Link Road), taking the first exit signposted Sampford Peverell/ Halberton/ Parkway. At the roundabout, take the first exit and remain on this road for 0.7 miles, passing through Sampford Peverell. As you pass over the canal bridge, the property can be found immediately on the left.



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			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		40	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

19 Bampton Street, Tiverton,  
Devon, EX16 6AA

tiverton@stags.co.uk  
01884 235705

