



Holland Rise







# Holland Rise

56a Canal Hill, Tiverton, Devon, EX16 4JQ

Tiverton Town Centre 1 miles | M5 (J27)/ Tiverton Parkway Station 7 miles | Exeter 14 miles

A stunning, recently constructed, home offering accommodation across three floors and extending over 4000 SqFt. The property is superbly presented and finished with architectural features, extensive views and excellent town access. In all approximately 0.3 acres.

- Spacious Modern Detached House
- Five-Bedrooms. Three-Bathrooms
- Large Kitchen/ Dining Room
- Large 1500SqFt Garage/ Games Room
- Council Tax Band G
- Over 4000SqFt Across Three Floors
- Three Reception Rooms
- Approximately 0.3 acres in all
- Far Reaching Views
- Freehold

Guide Price £1,100,000

## Stags Tiverton

19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705 | [tiverton@stags.co.uk](mailto:tiverton@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

## SITUATION

The property is situated off canal hill on the popular south side of Tiverton and close to the Grand Western Canal. Just a mile from the town centre, the property allows easy access to the wide range of amenities Tiverton provides, including shops, supermarkets, banking, leisure centre and hospital. There is private and state schooling for all ages, including Blundells School which offers discounts to local students.

Tiverton provides access to the A361 North Devon Link Road, as well as M5 Junction 27 and Tiverton Parkway Train Station, just 7 miles away, which has a fast service to London Paddington.

The cathedral and university city of Exeter is 14 miles to the south.

## DESCRIPTION

This recently constructed, contemporary home offers a rare space and luxurious style offering features including a full height galleried hall with oak staircase and glass balustrades, vaulted bedroom ceilings, built-in lift and under-floor heating throughout. The spacious accommodation extends over three floors and across 4000SqFt, starting on the ground floor with 1500SqFt garage and games room.

The property stands in a plot of approximately 0.3 acres, with a wrap-around garden, south-facing sun terrace and large parking area.

Overall this home offers a rare opportunity of stylish contemporary living within Tiverton, on a scale rarely found.

## ACCOMMODATION

The light and spacious entrance hallway welcomes you into the property with a vaulted ceiling to the first floor. The dual aspect sitting room offers excellent views, engineered oak flooring and a wood burning stove. Double doors open, extending the space, to the lounge with bifold doors onto the rear garden. To the western side of the property, running the full depth, lies the spacious, dual aspect, open plan kitchen/ dining room offering a fitted kitchen with a range of stylish grey wall and base units, central island with breakfast bar and white stone worktops, integrated range cooker with extractor over, dishwasher, wine fridge and space for American style fridge/freezer. The oak floor creates a seamless divide and provides a spacious dining area for entertaining. A separate utility lies adjacent with further fitted units offering additional storage and access to the rear garden. A separate study is accessed from the hall, as well as a cloakroom with WC and two storage cupboards.

The oak staircase with glass balustrades rises to the airy first-floor landing, where access to all five bedrooms can be gained. The spacious master bedroom offers a vaulted ceiling, two Juliet balconies with views to the north and an en suite shower room. Bedroom two also benefits from an en suite shower-room, whilst the remaining three bedrooms have use of the well-proportioned family bathroom. Bedroom five is currently used as a dressing room offering multiple fitted wardrobes. A useful airing cupboard can be found off the landing. Far reaching views can be taken in from a number of bedrooms.





### OUTSIDE

Landscaped lawn surrounds the property on three sides offering plenty of space for family games and/or the opportunity for green-fingered thumbs to create their own wonderland. To the rear and wrapping the southern-side of the property is a paved terrace, perfect for relaxing or alfresco dining and entertaining.

To the front, the property is approached via a shared drive. Electric double gates open onto a large tarmac driveway offering ample space for turning and parking multiple vehicles.

In all, the plot extends to 0.3 acres.

### SERVICES

Mains electricity, water, gas and drainage. Gas central heating with underfloor heating throughout.

Ofcom predicted broadband services - Standard: Download 16Mbps, Upload 1Mbps. Superfast: Download 66Mbps, Upload 18Mbps.

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

Local Authority: Mid Devon District Council.

LABC Self Build Warranty - Valid for 10 years from 08/09/2023

### VIEWINGS

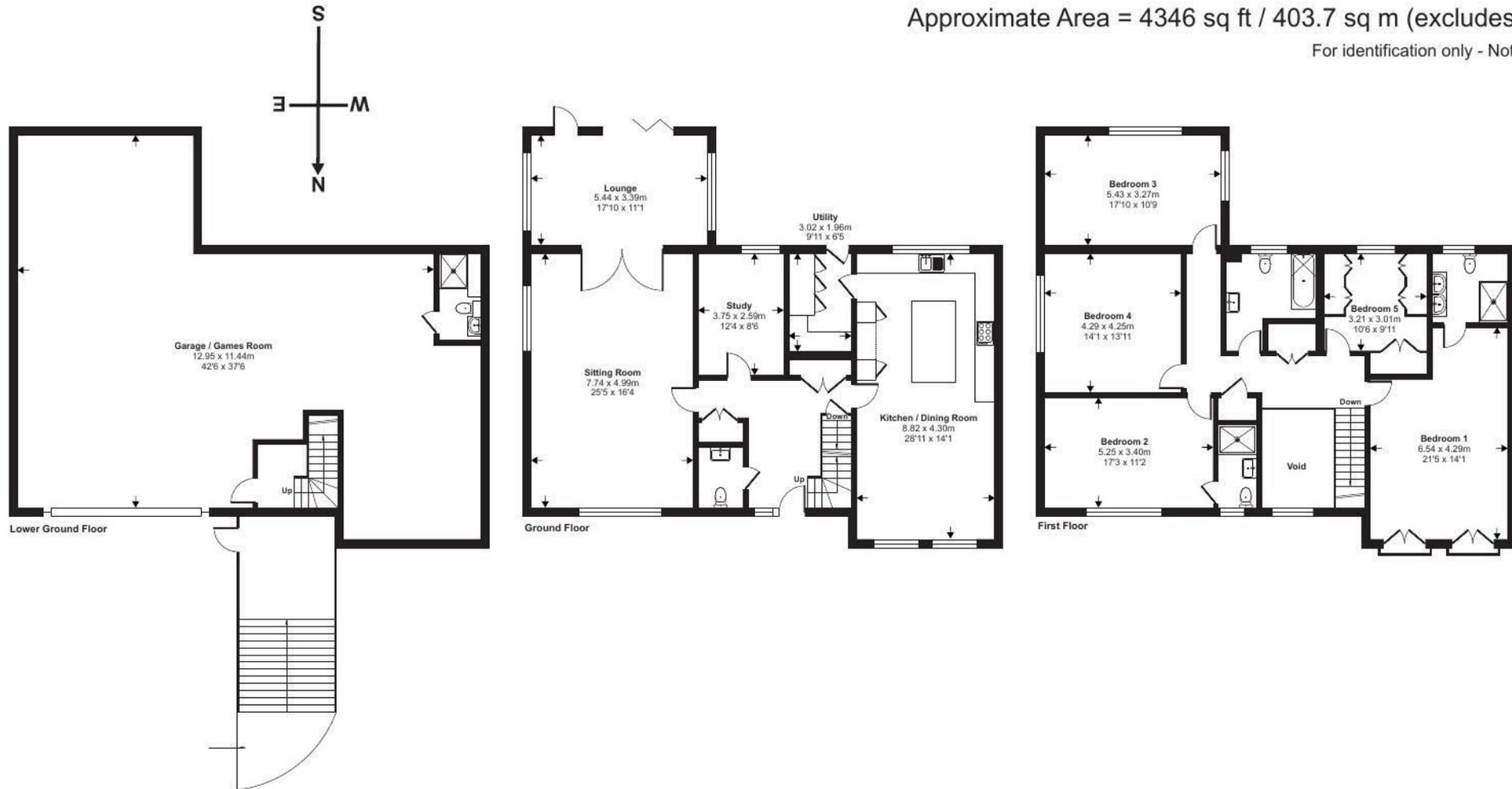
Strictly by appointment with the agents please.

### DIRECTIONS

From M5 Junction 27, travel west along the A361, taking the second Tiverton exit sign posted Bickleigh/ Tiverton A396. At the roundabout, take the first exit and proceed towards Tiverton and carry straight across onto Heathcoat Way at the McDonalds roundabout. At the next roundabout, take the third exit, remaining on the A396. After 350 yards turn left on to Old Road and proceed to the roundabout taking the first exit onto Canal Hill. Proceed for approximately 0.3 miles, where the driveway will be found on the right-hand side.

Approximate Area = 4346 sq ft / 403.7 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1267262



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>	<b>84</b>	<b>89</b>
(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	



