



Uptop











# Uptop

Templeton, Tiverton, , EX16 8BJ

Tiverton 3 Miles | M5 J27 & Tiverton Parkway Station 10 Miles | Exeter 17 Miles

An attractive individual architect designed house situated in a stunning south facing hilltop location with outstanding views and set within 2.45 acres and just 3 miles from Tiverton.

- Spacious Individual Detached Home
- Five Bedrooms. Two Bathrooms
- Large Kitchen/ Breakfast Room
- Tiverton 3 Miles
- Council Tax Band F
- Outstanding Southerly Views
- Three Reception Rooms
- In All 2.45 Acres
- No Onward Chain
- Freehold

Guide Price £800,000

## Stags Tiverton

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@StagsProperty



## SITUATION

The property is ideally placed, being just 3 miles from Tiverton, but enjoying quiet rural surroundings. Easy access is available 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 also provides access to the A361 (North Devon Link Road) as well as the M5 at Junction 27 and Tiverton Parkway Train Station just 10 miles away, with the latter offering a fast service to London Paddington. The Cathedral and university city of Exeter is 17 miles to the south.

## DESCRIPTION

Architecturally designed and built in the mid-1980s, this spacious and attractive home stands within its own 2.45 acres with outstanding views over the miles of surrounding countryside.

Now requiring a programme of modernisation, the property provides an opportunity to re-invigorate the fine architectural features and make it shine again as a contemporary home.

## ACCOMMODATION

The living accommodation extends to 3127 SqFt and was designed to have light and spacious rooms. The entrance vestibule gives access to a large, well-proportioned, hall with staircase. The kitchen/breakfast room, dining room and sitting room are all dual aspect with views or sliding doors to the south-facing terrace. The very large kitchen/ breakfast room features exposed beams and currently offers wall and base units, electric double oven, Rayburn and dishwasher - An ideal family space for relaxed cooking, informal dining and living space. Via the rear hallway, is a family room, utility room and cloakroom with WC.

The turning staircase rises to the spacious first floor landing giving access to the five bedrooms and family bathroom. The dual aspect master bedroom offers fitted wardrobes and spacious ensuite, whilst the remaining bedrooms benefit from built-in wardrobes and wash basins. The family bathroom comprises of; bath with shower over, bidet, wash basin and WC.







## OUTSIDE

From the road, a gated entrance gives way to a sweeping gravelled drive leading to the rear of the house, a large turning circle with central flowerbed and double garage.

The grounds surround the house on all sides, mainly laid to lawn with a range of mature trees and shrubs. Landscaped brick paved pathways and patios surround the house. The south facing brick terrace provides a superb seating area for alfresco dining and entertaining with views to the adjoining countryside.

A good-sized paddock lies to the western side of the property, providing partially fenced, partially hedged enclosure suitable for livestock, equestrian use or perhaps development of a kitchen garden. In all the whole extends to 2.45 acres.

## SERVICES

Mains electricity and water. Private drainage via Septic Tank. Gas central heating.

Ofcom predicted broadband services – Standard & Ultrafast broadband available.

Ofcom predicted mobile coverage: Internal (Variable) - Three. External (Variable) - EE, Three and O2.

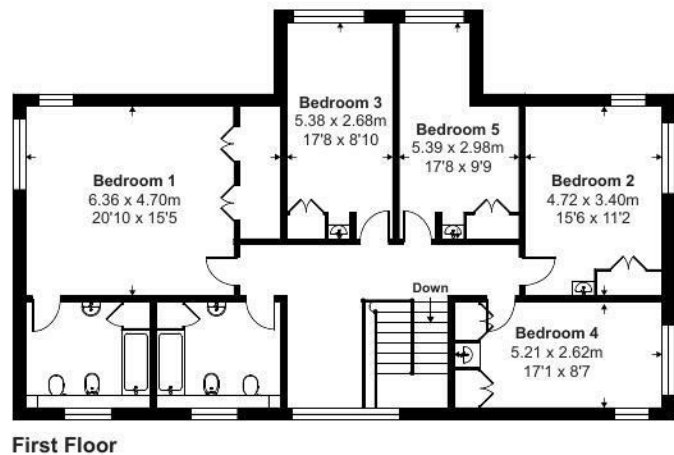
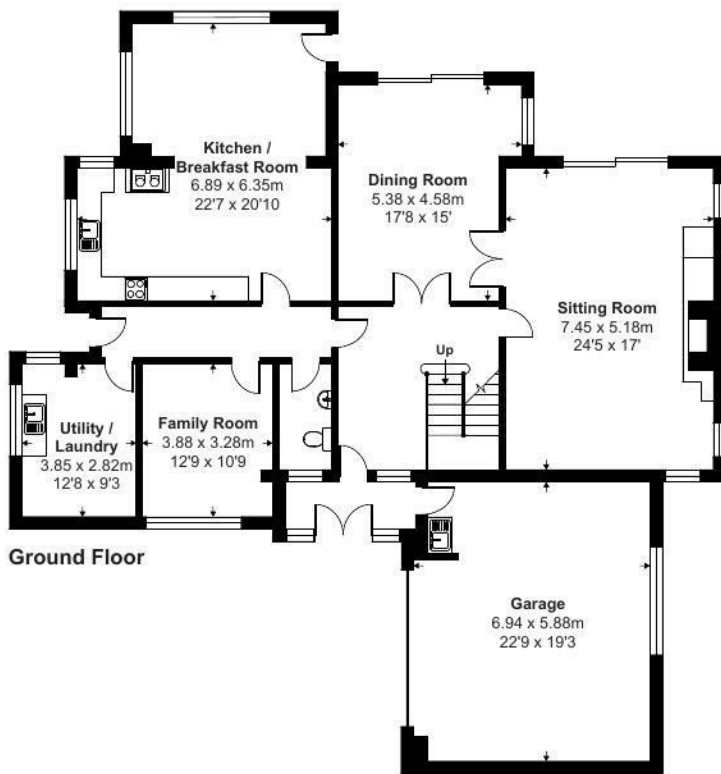
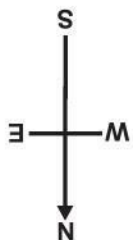
Local Authority: Mid Devon Council.

## DIRECTIONS

From Tiverton, take the Rackenford Road towards Calverleigh, take the first exit on the roundabout and stay straight for approximately 1.7 miles, passing the Rose & Crown Inn and entering Calverleigh. Fork left just after the post box on the right, continue up the hill and after approximately ½ a mile, the property entrance will be found on the left.



Approximate Area = 3127 sq ft / 290.4 sq m  
Garage = 431 sq ft / 40 sq m  
Total = 3558 sq ft / 330.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1332696



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                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 53      | 60        |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |







