



Hedgerow House Crown Hill, Halberton, Tiverton, EX16 7AY

Price £640,000

Council Tax: F      Freehold



Situated in the Historic village of Halberton this wonderful family home has been extended to offer a stunning FOUR BEDROOM detached house combining a perfect blend of countryside tranquillity and modern living with impressive views. Boasting 5 reception rooms, 4 bedrooms, and 3 bathrooms, this property is ideal for those seeking space and comfort.

As you step into the large entrance porch, you are greeted by a sense of warmth and elegance that flows throughout the house. The dual aspect sitting room with log burner and the beautiful extended kitchen/breakfast reception room and reception area offers bi-fold doors leading to the landscaped garden that are perfect for entertaining guests or simply relaxing with family. The family room and conservatory and study all offer extensive accommodation for large families.

Upstairs, the spacious landing leads to 4 double bedrooms with some built in wardrobes, including an en suite to bedroom one, a luxury family bathroom, and a cloakroom. The property also offers huge potential to create an annexe utilising the original kitchen and utility room and study, making it versatile to suit your needs.

Situated on a generous 0.32-acre plot, this house provides ample parking for over 12 vehicles, a rare find in such a picturesque location is highly desirable. The large rear garden offers stunning countryside views, creating a peaceful retreat while providing space to entertain growing families and a safe environment within walking distance to schools shops services and popular pubs/restaurants and farm shops.

Located off a quiet road on the edge of Halberton just a short distance from the market town of Tiverton or Parkway Mainline station to Paddington London with easy access to Exeter and Tiverton, this property combines convenience with rural charm. The nearby Grand Weston Canal provides a scenic escape where you can enjoy leisurely walks and take in the beauty of the valley.





## Canopy Entrance Porch

Offering a large covered area with Tesla Powerwall Smart Battery linked to the solar panels, giving full control over your energy usage and protection from power cuts. An electric vehicle charging point to the side of the property allows modern day vehicles. The step up and entrance light with window and door leading to

## Entrance Hall

A spacious entrance space offering a spindle balustrade stairwell leading to first floor landing, Herringbone parquet flooring, radiator, coving, inset spotlighting and doors leading to.

## Cloakroom

Offering a white suite comprising of a close coupled low-level w.c., wash hand basin tiled splashback, vinyl flooring, uPVC double glazed window to front aspect and coving.

## Study

A spacious room that offers potential to form part of a separate annex creating a large bedroom currently used as a study comprising of radiator, coving and uPVC double glazed windows to front aspect.

## Utility Room/Annexe

Kitchen  
Forming part of the original accommodation as the kitchen and now used as a large utility room for catering needs with rolled edge worktop and stainless steel sink unit with mixer tap over, wide range cupboards and drawers under with matching eyelevel cupboards, inset spotlighting, tiled splashback, uPVC double glazed window to rear aspect, laminate wood flooring, coving and uPVC double glazed window to side aspect overlooking side access with door leading to.

## Wash Room

Matching the utility room fittings and offering potential as a kitchen area for the annexe if required comprising of a rolled edge worktop with stainless steel sink unit and mixer tap over and cupboards under with matching eye level cupboards, space and plumbing for dishwasher, laminate wood flooring, loft hatch leading to attic space, wood frame double glazed windows to front aspect and door leading to rear garden.

## Play Room

Adjoining the entrance hall and sitting room and conservatory offering herringbone parquet wood flooring, coving, inset spotlighting, French doors leading to sitting room and uPVC double glazed doors leading to conservatory.

## Conservatory

A large reception room offering a uPVC construction with 180 degree views over looking the rear garden set on a dwarf wall with tiled flooring and uPVC double glazed doors leading out to the stunning rear garden.

## Sitting Room

A welcoming open plan dual aspect reception room comprising of laminate wood flooring with cast iron log burner with slate hearth and tiled surround with oak beam mantel, coving, sliding patio doors leading to rear garden with French doors leading to playroom with open square arch leading through to the stunning kitchen/breakfast/dining room with uPVC double glazed windows to front aspect.

## Kitchen/Breakfast/Dining Room

A stunning conversion and extension completed in 2021

comprising of a wide range of modern units with quartz worktops and single drainer sink unit with mixer tap over, built-in Bosch double oven, integrated dishwasher and washing machine, tall standing larder cupboard and matching eyelevel cupboards, space for free standing American style fridge/freezer, engineered oak wood flooring, bifold sliding doors, 2 orangery glass roof windows, inset spotlighting, radiator. The kitchens main feature is the double width quartz Calcutta worktop with waterfall design and space for barstools offering a full range of cupboards and drawers under to front and rear, 6 ring Bosch gas hob with ventilation system, t.v. point, opening to a wonderful light and airy reception area that offers impressive bifold doors opening up to the rear garden bringing the outside in which is ideal for entertaining and parties.

## First Floor Landing

A spacious L-shaped landing space offering with loft hatch leading to attic space and doors leading to.

## Bedroom One

A spacious double bedroom offering built-in sliding door mirror fronted triple wardrobes, radiator, coving, t.v. point and door leading to

## En Suite Shower Room

Offering of a three piece white suite comprising of a tile enclosed curved double shower cubicle with matching glass screen doors and Mira electric shower over, close coupled low level w.c., wash hand basin set on a vanity shelving unit with Airing cupboard and inset spotlighting with ventilation system, and anthracite towel radiator and uPVC double glazed windows to front aspect.





Bedroom Two

A double bedroom offering coving and uPVC double glazed windows to rear aspect overlooking stunning countryside views in the distance .

Bedroom Three

A large double bedroom offering radiator, coving, t.v. point and uPVC double glazed windows to front aspect.

Bedroom Four

A double bedroom offering coving, radiator, t.v. point and uPVC double glazed windows to rear aspect overlooking the stunning countryside views in the distance.

Family Bathroom

A luxury four piece suite comprising of a enclosed curved shower cubicle with a Mira electric shower over, luxury freestanding deep bath with mixer tap and shower hose attachment, low-level w.c., wash hand basin set on vanity storage shelving with mixer tap over with tiled splashback, anthracite towel radiator, tiled flooring, inset spotlighting with extractor fan with uPVC double glazed windows to rear aspect.

Rear Garden

A stunning rear garden mainly landscaped for the garden lover but also for a growing family that is mainly laid to lawn and large porcelain tile patio area ideal for entertaining with steps leading up to the garden, shrub boundary and range of flower beds with side gate leading to both side garden areas ideal for parking and doors leading into conservatory with store shed and side access with car charger, leading to front. The focal point of the garden areas is the stunning bi-fold sliding doors leading into the kitchen/reception area enjoying the views whilst backing onto farm field.

Front Garden & Drive

An impressive frontage that offers plenty of kerb appeal with large area laid to lawn and hardstanding drive providing off road parking for numerous vehicles with two shingle stone drive areas providing further parking leading to the rear garden, the entrance drive sweeps in with flower beds and borders offering a range of shrubs and trees with raised garden area and shrubbery entrance area. The property benefits from external power points and water tap.

Property Information

The property was extended in 2021 under permitted development signed off by building control.  
New combo boiler 2021 positioned in loft hatch in kitchen area.  
Conservatory erected by previous owners approx 2009.  
Septic tank serviced every year and last emptied 9 months ago. Mains water.  
Mains Electric and Gas supplied by Octopus.  
Electrics tested in 2024.  
Broadband supplied by Plusnet.  
Council Tax Estimate £3,473  
Year Built 1983-1990  
Rivers & Seas Risk - No Risk  
Surface Water Risk - Very Low  
Broadband (estimated speeds)  
Standard 12 mbps  
Superfast 36 mbps  
Ultrafast 900 mbps

Solar panels owned with Tesla battery inverter feed into the grid paying approx £1000 per annum.

What3Words

Using the what3words app please type -  
///yard.auctioned.brownish

Agent Information

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a

charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.







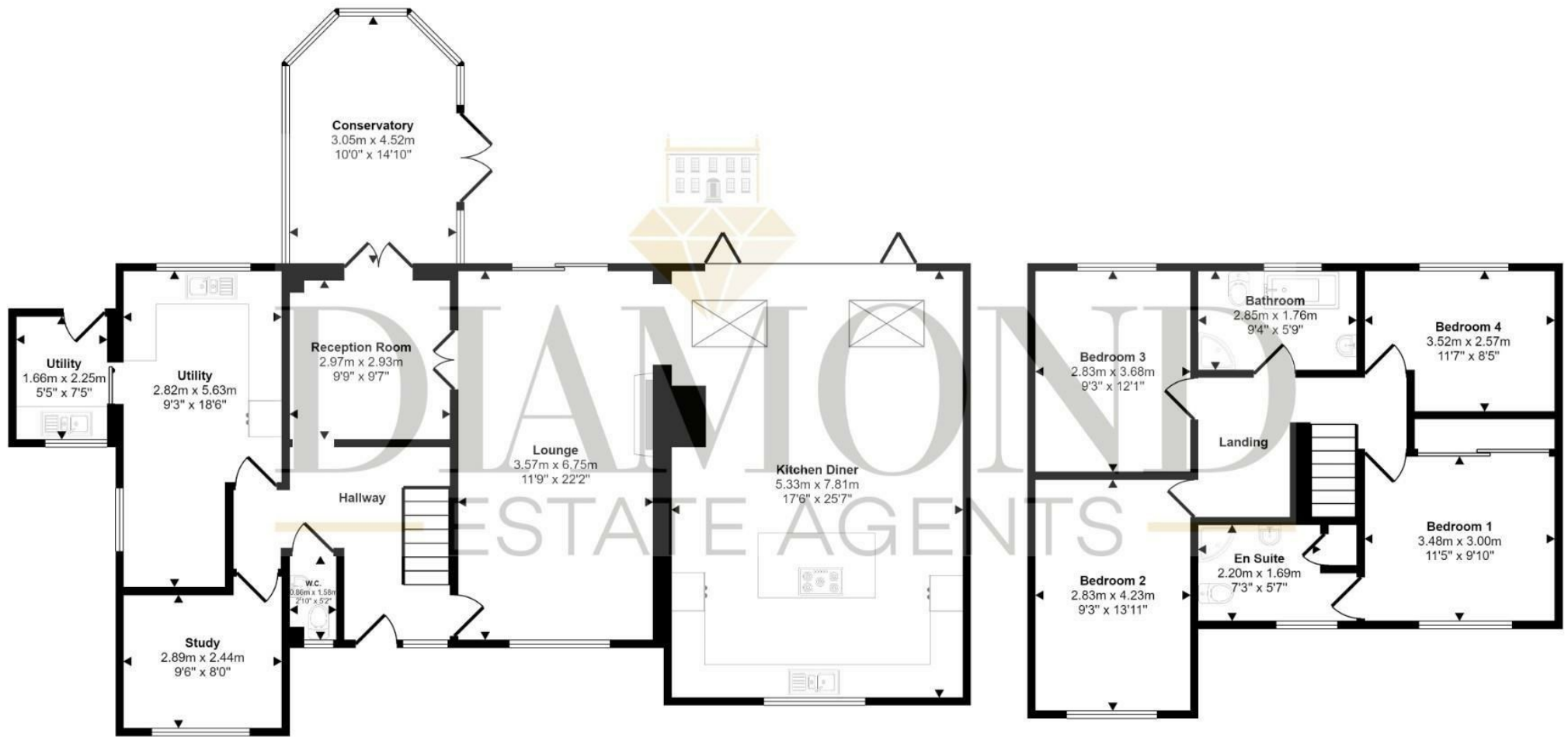
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



Approx Gross Internal Area  
197 sq m / 2119 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.