



The Pound House, 3 Sharland's Court Gold Street, Tiverton,
Devon, EX16 6QG

Price £300,000

Council Tax: B Freehold

VACANT POSSESSION - NO ONWARD CHAIN! Situated in the heart of the town centre this delightful family home known as The Pound House, is a charming semi-detached house situated off Gold Street providing a tranquil oasis in the heart of Tiverton, overlooking the picturesque River Lowman.

This property comprises four reception rooms, perfect for entertaining guests or relaxing with family, three spacious double bedrooms and offers doubled glazing throughout.

The character of this home shines through with original exposed beams across the ground floor adding rustic charm. The kitchen is a standout feature with a unique marble and granite floor, making it a delightful space to cook. The potential to convert the loft offers exciting possibilities for expanding the living space (subject to the necessary consents).

The Pound House truly offers a blend of character, comfort and potential for those looking to create their dream home in a prime location. The property has no allocated parking but the current owners rent two car parking spaces nearby.

Tiverton is a thriving Mid Devon Town offering numerous stores including Marks & Spencer, Tesco, Morrisons and Lidl supermarkets. Tiverton Parkway mainline railway station is situated within a 6 mile drive whilst the A361 (North Devon Link Road) connects with the M5 from which Taunton and Exeter can easily be reached. Exeter and Bristol airports are also easily accessible.

The Pound House is a genuine 'one off'; it really is worth visiting to experience its charm.

- **VACANT POSSESSION - NO ONWARD CHAIN**
 - Current Family Home owned for 30 years!
 - Gold Street Tucked away position
 - Private south east facing garden with views over River Lowman
 - Large Conservatory
 - Three spacious double bedrooms
 - Potential to extend into the Attic (subject to the necessary consents)
 - Open plan Lounge/Dining Room/Kitchen
 - Summerhouse plus Garden storage shed
 - Nearby parking spaces (available to rent)



Approach

The Pound House is tucked away in Sharland's Court, just off Gold Street, secluded from the hustle and bustle of the town. A passageway leads from Gold Street down to the front courtyard area adorned with potted plants and lush greenery, creating a serene and inviting outdoor space offering ample privacy. There is a useful brick built storage shed located just off the courtyard area. Within the courtyard is the front porch with a gabled roof adding a touch of elegance to the half glazed kitchen door.

Kitchen/Diner

A beautifully designed kitchen that blends traditional charm with modern convenience is the heart of this family home. The kitchen features warm, light wood cupboards and drawers, together with a pantry cupboard, all with solid maple fronts providing ample storage, complimenting the earthy tones of the unique marble and granite floor. The wood effect rolled edge worktops offer a durable and attractive working area whilst the walls are adorned with a tasteful mosaic tiled splashback that adds colour and character. The adjoining marble top breakfast bar provides a convenient place to roll pastry like Mary Berry. A stainless steel built in Neff oven, separate microwave oven, a Neff halogen hob with Neff overhead extraction fan ensure that all your cooking needs are met. An integrated Neff fridge/freezer and a Neff dishwasher complete the kitchen appliances.

A large window provides plenty of

natural light and offers delightful views over the front courtyard. The thoughtful layout ensures that this kitchen is both functional and inviting, making it the perfect hub for family gatherings and entertaining friends. A feature archway looks into the dining room allowing the cooks to continue to be with their guests when entertaining. The dining room is accessed by the full archway alongside.

Dining Room

The dining room has ample room for a ten seater dining table plus space for extra storage if required. There is a window looking out on to the front courtyard providing plenty of natural light whilst stairs lead to the first floor landing where the skylights provide light to the rear of the dining room. A pair of wooden and glazed, Georgian style doors lead to the lounge and a separate similar door leads to the inner lobby/library.

Lounge

This large room has a marble tiled fireplace with a living flame gas fire. A sliding double glazed door leads through to the conservatory and provides views of the secluded garden, whilst a separate wooden and glazed, Georgian style door leads through to the hallway.

Conservatory

As you enter the conservatory, you are greeted by wonderful views of the garden with sliding double doors that allow the outside in. This is truly an all year round room with a radiator to provide the extra heat if needed so you can enjoy the garden and its wildlife through every season.

Inner Lobby/Library

This area is currently being used as a library. It provides an extra walk through storage area which leads to the utility/cloakroom.

Hallway

The useful area having doors leading to the front courtyard and rear garden for easy access whilst a sliding door leads to the functional large walk in cupboard.

Utility/Cloakroom

A white suite comprising low level WC and pedestal wash basin with complimenting tiled splashback. To one wall there is a selection of fitted cupboards and drawers with a rolled edge worktop plus space for a washing machine.

First Floor Landing

The landing has plenty of natural light due to the three skylights set in the ceiling. Loft hatch with ladder provides access to the loft which offers the potential to create a further living space subject to the necessary consents. The loft measures approx 5.66m x 10.25m with a ridge height of approx 2.86m.

Bedroom One

A spacious double room with dual aspect windows providing views over the rear garden, the river and beyond. There is a handy vanity unit situated in one corner with a cupboard under together with fitted drawers, whilst on the other side of the room there are four built in double wardrobes with hanging rails and shelving.



Bedroom Two

A spacious double room with a window to the front overlooking the front courtyard and radiator. An airing cupboard with shelving houses a Worcester Bosch gas combi boiler.

Bedroom Three

A spacious double room with a window to the front overlooking the front courtyard and radiator.

Bathroom

The bathroom suite comprises a corner shower cubicle with a Mira mains thermostatic controlled shower over, panelled bath, low level WC and pedestal wash basin. A large Velux window provides plenty of natural light into the room.

Rear Garden

This picturesque garden offers an idyllic setting, perfect for relaxation or entertaining family and friends whilst enjoying the serene environment. As you step into the garden, you are greeted by lush, well manicured lawns that provide a vibrant green backdrop all year round. The pathways, thoughtfully laid with stone, gracefully wind through the garden, guiding you to various charming spots along the way.

The garden features a delightful mix of colourful flower beds, showcasing an array of vibrant blooms. Tall foxgloves and other flowering plants add height and interest, creating a sense of depth and visual appeal. Mature trees and well established shrubs offer privacy and shade, enhancing the garden's peaceful ambiance.

In one corner, a cosy seating area awaits in front of the summer house, ideal for enjoying a morning coffee or an evening drink while soaking in the beauty of the surroundings. The thoughtful design and careful planting ensure that there is always something to admire,

regardless of the season. To the rear of the summer house is a useful tool storage section with access via a separate door.

This garden is not just a feast for the eyes but also a sanctuary for the soul with the sounds of the river gently flowing in the background. Whether you are an avid gardener or someone who simply appreciates the beauty of nature, this outdoor oasis offers a perfect retreat from the hustle and bustle of daily life. Come and experience the charm and serenity of this enchanting garden for yourself. It is a rare gem, a delightful extension of this home.

Services

Mains electricity, gas, water and sewerage. Please note that the property is located in a Conservation Area.

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

What3words

elbow.vital.amber

Agents Notes

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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.





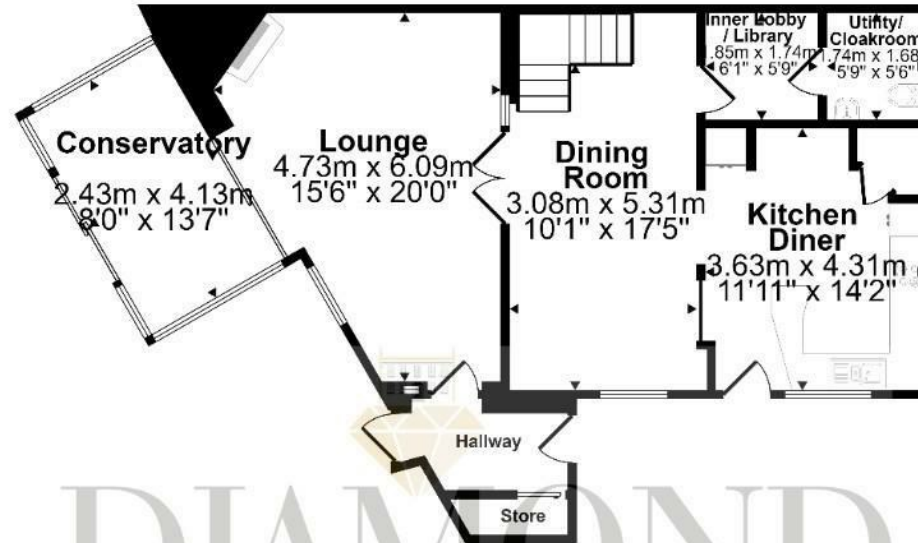
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38)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



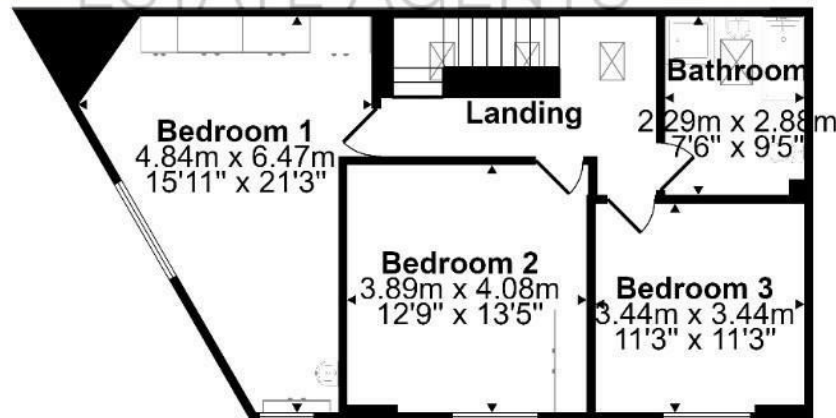
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Approx Gross Internal Area
155 sq m / 1664 sq ft



Ground Floor
Approx 84 sq m / 902 sq ft



First Floor
Approx 71 sq m / 762 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.