



The White House High Street, Halberton, Tiverton, EX16

7AC

Council Tax: G      Freehold

Asking Price £1,350,000

Built in 2013 for its current owners, this extraordinary property was designed by a visionary architect and featured on the Grand Designs television programme. The brief was to create a cutting-edge, semi-open-plan home that combined bold, contemporary design with subtle, inclusive features for the owners' disabilities—without compromising aesthetics. The result is a masterpiece of modern architecture, blending innovative design with thoughtful functionality. Nestled within a plot of 0.72 acres, this property is a stunning blend of contemporary innovation and traditional charm.

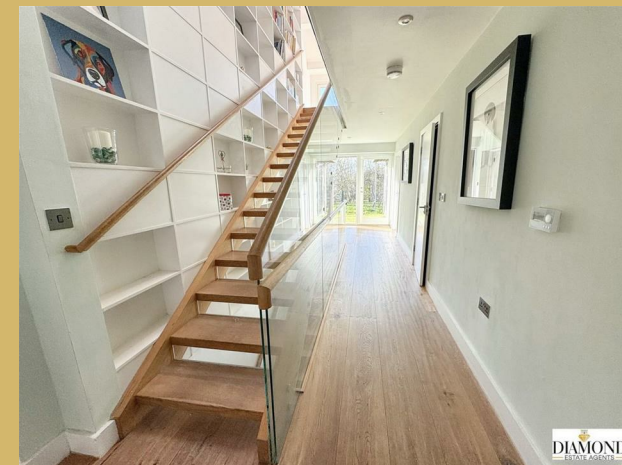
At the heart of the home is a breath taking open plan lounge, kitchen, and dining space, flooded with natural light from expansive glazing and sliding doors that open onto a glass balcony which in turn offers panoramic views of the lush gardens. The kitchen is a chef's dream, complete with induction hob, two double ovens, integrated appliances, dual sinks and corian worktops.

The property boasts five spacious bedrooms, including a luxurious principal suite with a dressing area, ensuite, and countryside views. Additional features include a gym, utility room and a triple garage/workshop with electric doors and lift access to all floors.

Outside, the grounds offer a levelled lawn ideal for entertaining, a vegetable plot for perfecting homegrown produce and a serene woodland area leads to a picturesque stream. Combining elegant design, modern practicality and close proximity to nature, this unique home provides an unrivalled contemporary living experience.

The property itself is conveniently located off the main road in the centre of Halberton just a short distance from the market town of Tiverton and offers good commuter links via the M5 junction 27 or Tiverton Parkway mainline railway station giving a direct route straight into to London (Paddington) along with road access to Tiverton, Exeter, Taunton and Bristol.

- Prime Lifestyle Opportunity: A perfect blend of elegance, practicality, and nature for unparalleled modern living.
- Expansive Grounds: Set within 0.72 acres of landscaped gardens, woodland, and a charming stream.
- Energy-Efficient Features: Ground-source heat pump, photovoltaic panels and expansive triple glazing for natural light and sustainability.
- Spacious Open-Plan Living: A stunning lounge, kitchen, dining, and family area with sliding doors to a glass balcony.
- State-of-the-Art Kitchen: Neff appliances including Induction hob, double ovens, microwave oven, coffee machine, large centre island with dual sinks and integrated appliances.
- Luxurious Bedrooms: Five spacious rooms, including a principal suite with a dressing area and en suite.
- Lower-Ground Amenities: Light-filled gym, utility room, and secure triple garage with lift access to all floors.
- Exceptional Outdoor Space: Levelled garden, vegetable plot, and serene woodland.
- Versatile reception rooms with a private entrance offer potential for a games room, home office, or annex (subject to consents), perfectly blending functionality with exclusivity.



## A Visionary Residence

The White House redefines modern living with its extraordinary fusion of bold architecture, luxurious interiors and thoughtful functionality. Situated within landscaped grounds, this architectural masterpiece offers a harmonious blend of contemporary design and rural charm whilst creating a home where every detail has been meticulously considered.

## An Icon of Architectural Brilliance

From the moment you arrive, The White House captivates with its striking duality. The south facing elevation is a statement of contemporary design featuring sleek timber cladding and floor to ceiling glass that bathes the interior in natural light while framing uninterrupted views of the landscaped gardens.

By contrast, the north facing façade evokes a sense of timeless elegance, reminiscent of a lovingly restored barn with reclaimed brickwork and a slate tiled roof that pays homage to the surrounding countryside. This seamless interplay of modernity and tradition is a testament to the architect's genius in crafting a home that is both iconic and deeply rooted in its setting.

## Bespoke Interiors

Step inside and you are welcomed into a world of understated luxury. This beautifully designed entrance hallway showcases a flawless combination of contemporary architecture and luxurious details. The striking floating staircase, crafted from natural wood with glass paneling and a sleek wooden handrail, creates an eye-catching centerpiece, embodying both style and functionality.

The custom full-height shelving along the

wall offers a unique opportunity to display art, books, and curated décor, adding a personal touch to this impeccably styled space.

Natural light floods the hallway through expansive glazed doors at the far end, perfectly framing the picturesque outdoor views. Premium wood flooring enhances the warm, inviting feel while maintaining an air of understated luxury, perfectly setting the tone for the rest of this high-end property.

## The Living Hub

At the heart of The White House lies a breath taking open plan living area that effortlessly integrates the lounge, dining and kitchen spaces. Designed for both family life and entertaining, this expansive area features vast sliding glass doors that open onto a sleek glass framed balcony thus creating a seamless flow between the indoors and the expansive rear garden.

The state of the art kitchen is a culinary haven, boasting top of the range appliances, including two double ovens, an induction hob and welcoming integrated coffee machine. A corian worktop provides both style and practicality while clever architectural details, such as glass panels, allow light to cascade through the home, enhancing the sense of openness.

## Spaces for Every Occasion

For moments of quiet reflection or productivity, the snug offers a cosy retreat, while the summer room, bathed in light, provides direct access to the garden making it perfect for relaxing or entertaining.

## Exquisite Bedrooms and Spa Inspired Bathrooms

Each of the five bedrooms has been

designed as a sanctuary of peace and comfort. The principal suite is exceptional with a spacious dressing area, floor to ceiling windows overlooking the garden and a luxurious ensuite bathroom featuring twin wash basins, a walk in rainfall shower and sleek, high end finishes.

Of the additional bedrooms, three benefit from private ensembles which are equally well appointed, offering generous proportions, large windows and stunning views. The family bathroom rivals any luxury spa, complete with a inset spa bath, rainfall shower and contemporary vanity unit.

## The Lower Ground Level

The lower ground floor of The White House is a triumph of thoughtful design, combining practical spaces with leisure amenities with potential to create and annex subject to the necessary consents:

**Utility Room:** A stylish yet functional space with a Belfast sink, quartz worktops and eco friendly technology including a ground source heat pump.

**Gym:** A light filled space featuring architectural glass, perfectly blending aesthetics with utility.

**Triple Garage and Workshop:** Secure parking with electric doors, a workshop area and lift access to all floors.

The additional reception rooms offer exceptional versatility, presenting the perfect opportunity to create a games room, home office, meeting room, or bespoke spaces tailored to your individual lifestyle. With the potential to develop into an annex, subject to the necessary consents, and benefitting from a private entrance, these rooms combine functionality with exclusivity, enhancing the property's refined and distinctive character.



As a commitment to sustainability, The White House is as forward thinking as it is beautiful incorporating energy efficient technologies including a ground-source heat pump to help minimise it's environmental footprint whilst the expansive triple glazing maximises natural light, reducing energy consumption while providing stunning views of the surrounding landscape.

## The Grounds

The White House sits within 0.72 acres of landscaped grounds, offering an unrivalled outdoor experience. The property features a spacious driveway with parking for multiple vehicles and a levelled garden serves as the perfect setting for alfresco dining and relaxation whilst being family friendly.

A glass balcony extends from the main living area, providing views of the lawned area below. A dedicated vegetable plot invites budding gardeners to cultivate their own produce, while a tranquil woodland area leads to a picturesque stream creating a private retreat for nature lovers.

## A Rare Opportunity

With its exceptional design, bespoke features and iconic appearance on Grand Designs, The White House is more than a home, it's a statement of architectural brilliance and a celebration of modern living.

This is your chance to own a landmark property that combines timeless elegance, cutting edge innovation and unrivalled comfort.

The White House isn't just a home; it's a lifestyle, a legacy and a work of art.

## Services

Mains water and sewage. Hot water and

underfloor heating provided by ground source heat pump. Mechanical ventilation heat recovery unit provides fresh air circulation without heat loss. Rain water harvester supplies all toilets and washing machine.

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

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## Agents Notes

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). Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

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.



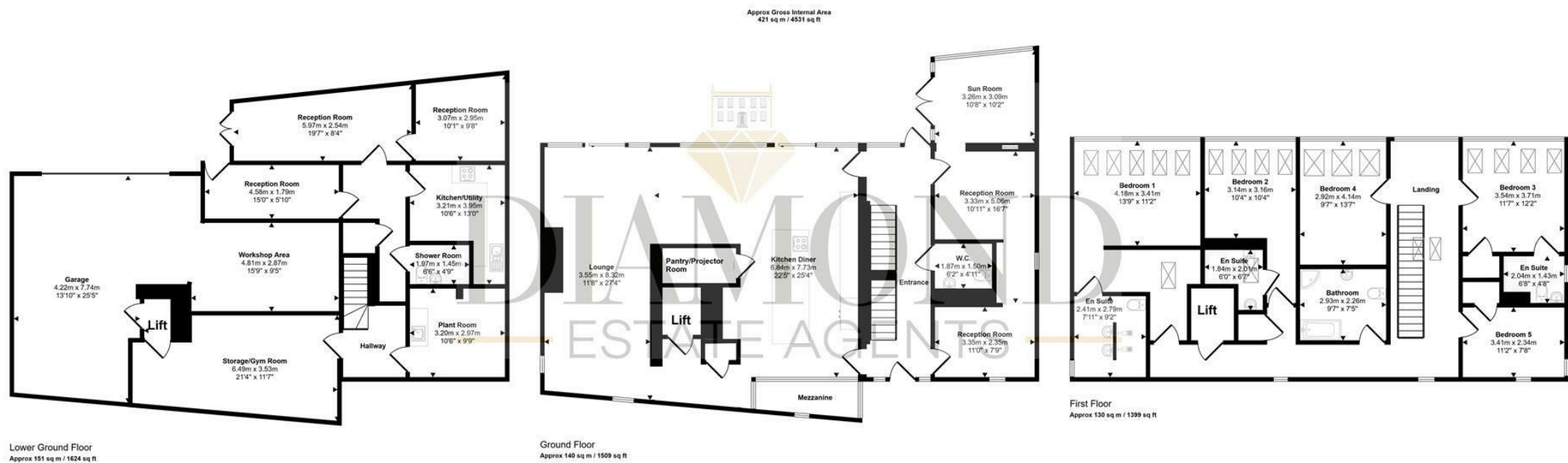


| Energy Efficiency Rating                    |         |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|---------------------------------------------|---------|-------------------------|-----------------------------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |                                                                 | Current | Potential               |
| Very energy efficient - lower running costs |         |                         | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                         |
| 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.





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 Snaggy 360.