



Lower Byfield Canal Hill, Tiverton, EX16 4HX

Council Tax: E Freehold

Asking Price £475,000

An elegant detached home with panoramic views – ideal for multi-generational living!

This beautifully presented four bedroomed family home offers spacious and versatile accommodation, making it an ideal choice for multi generational living. Thoughtfully designed, the property features a stylish kitchen/breakfast room, a dual aspect lounge and a light filled conservatory. A ground floor bedroom, shower room and utility area provide the perfect setup for independent living or guest accommodation.

The landscaped gardens offer a private retreat, complete with a patio and raised deck seating area while a double garage and ample parking add to the convenience. With planning permission approved for a balcony and single storey extension, there is further potential to enhance this already impressive home.

Located just half a mile from Tiverton town centre, with excellent schools and transport links nearby, this exceptional property combines rural charm with modern convenience.

Located on Canal Hill, this superb home offers easy access to the Grand Western Canal or Tiverton town centre, schools and amenities with the world renowned Blundell's Public School. Tiverton Parkway mainline railway station is located a short drive away at M5 junction 27 and offers direct links to London Paddington along with access to Taunton or to Exeter.

- Stunning Detached Home – Elevated position with panoramic views over Tiverton and the Exe Valley.
- Spacious & Versatile Accommodation – Four bedrooms, including a potential home office.
- Elegant Kitchen/Breakfast Room – Modern design with integrated appliances, a breakfast bar and a charming window seat.
- Light Filled Lounge – Dual aspect windows capturing breathtaking countryside views.
- Stylish Conservatory – Seamlessly connecting indoor and outdoor living with access to the rear patio.
- Luxury Bathroom & Additional Shower Room – Including a Jacuzzi bath and contemporary finishes.
- Beautifully Landscaped Gardens – Private rear garden with a patio, raised deck seating area and mature planting.
- Ample Parking & Double Garage – Electric up and over door, power and lighting.
- Planning Permission Approved – For a balcony and single storey extension.
- Prime Location – Close to Tiverton town centre, excellent schools and transport links, including the M5 and Tiverton Parkway Railway Station.



Exceptional Detached Residence

Nestled in an elevated position with far reaching views over Tiverton and the Exe Valley, this beautifully presented detached home offers a perfect blend of modern living and rural charm. Situated within half a mile of Tiverton's popular market town centre and close to the scenic Grand Western Canal, this property boasts stylish interiors, generous accommodation and planning permission for a balcony and a single storey extension.

Upon entering, you are welcomed into a spacious entrance hallway with elegant oak doors, a radiator and contemporary wood effect vinyl flooring. A staircase leads to the upper floor while doors provide access to

Utility Room

Fitted with a range of high quality cupboards and drawers with worktop space over, incorporating a single sink unit. There is space for a washing machine, tiled splashbacks, tiled flooring and a door leading to

Double Garage

Featuring an electric up and over door, power and lighting.

Shower Room

A modern suite comprising a shower cubicle with a thermostatic shower system, vanity wash basin, low level WC, tiled flooring and tiled splashbacks.

Bedroom Four/Home Office

A versatile space with a window to the front aspect, offering delightful rooftop views across the countryside.

First Floor Landing

The galleried landing features an elegant oak banister with glass balustrades, a loft hatch and doors leading to

Kitchen/Breakfast Room

A beautifully designed contemporary kitchen with a large window offering breath taking views across the town and valley. The kitchen is fitted with an extensive range of modern units, a breakfast bar area, integrated fridge and freezer, dishwasher, wine fridge, a one and a quarter bowl sink with mixer tap, a four ring gas hob with extractor hood and stylish brick style tiled splashbacks. Under cupboard lighting enhances the workspace, while a charming window seat with storage beneath provides the perfect spot to relax, have a cup of tea and take in the views. Wood effect vinyl flooring and recessed spotlights complete this well appointed space.

Lounge

A bright and airy reception room featuring dual aspect windows to the front and side, showcasing views over the town and Exe Valley. Sliding double doors open into the

Conservatory

A delightful retreat with sliding doors leading out to the rear patio, offering views over Tiverton and the Exe Valley.

Bedroom Three / Dining Room

A well proportioned double bedroom with a rear aspect window enjoying partial countryside views, a radiator and stylish flooring. An oak and glazed double door leads to the landing.

Bedroom One

A spacious principal bedroom with a window overlooking the rear garden and partial countryside views, complete with a radiator.

Family Bathroom

A luxurious suite comprising a Jacuzzi bath, pedestal wash basin, low level WC, tiled walls, a heated towel rail and built in storage.

Bedroom Two

A generous double bedroom with a front facing window providing countryside views, a built in wardrobe with hanging space and shelving and a radiator.

Gardens and Grounds

The front garden is beautifully landscaped with an array of mature shrubs, bushes and small trees, creating an inviting first impression. A spacious paved driveway provides ample parking and leads to the integral double garage. Decorative gravel and stone features add to the property's charm.

The rear south facing garden is a private, enclosed space designed for both relaxation and entertaining. A



well maintained patio area is surrounded by thoughtfully arranged plants and shrubs, creating a tranquil setting. A raised decked seating area offers the perfect vantage point to enjoy the picturesque views. A recently installed fence ensures privacy, while the property's elevated position provides scenic outlooks over the surrounding countryside.

Location

This stunning home is ideally situated approximately half a mile from Tiverton's vibrant market town centre, offering a wealth of retail, leisure and recreational amenities including supermarkets, banks, independent shops, a hospital, an 18 hole golf course and a leisure complex with a swimming pool.

The Grand Western Canal, with its charming towpath, is just a short distance away, providing idyllic walks through unspoiled countryside.

Tiverton offers excellent educational facilities including Tiverton High School, Petroc College and the world renowned Blundell's Independent School.

For those requiring commuter links, Junction 27 of the M5 is just 7 miles away, providing swift access to Exeter, Bristol, and beyond. Tiverton Parkway Railway Station is also conveniently located nearby, offering regular intercity services to London Paddington in approximately 130 minutes.

This exceptional property offers an enviable combination of modern elegance, countryside views, and convenient access

to amenities. An early viewing is highly recommend.

Services

Mains electric, gas, water and drainage.

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

///foster.cakes.shows

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.





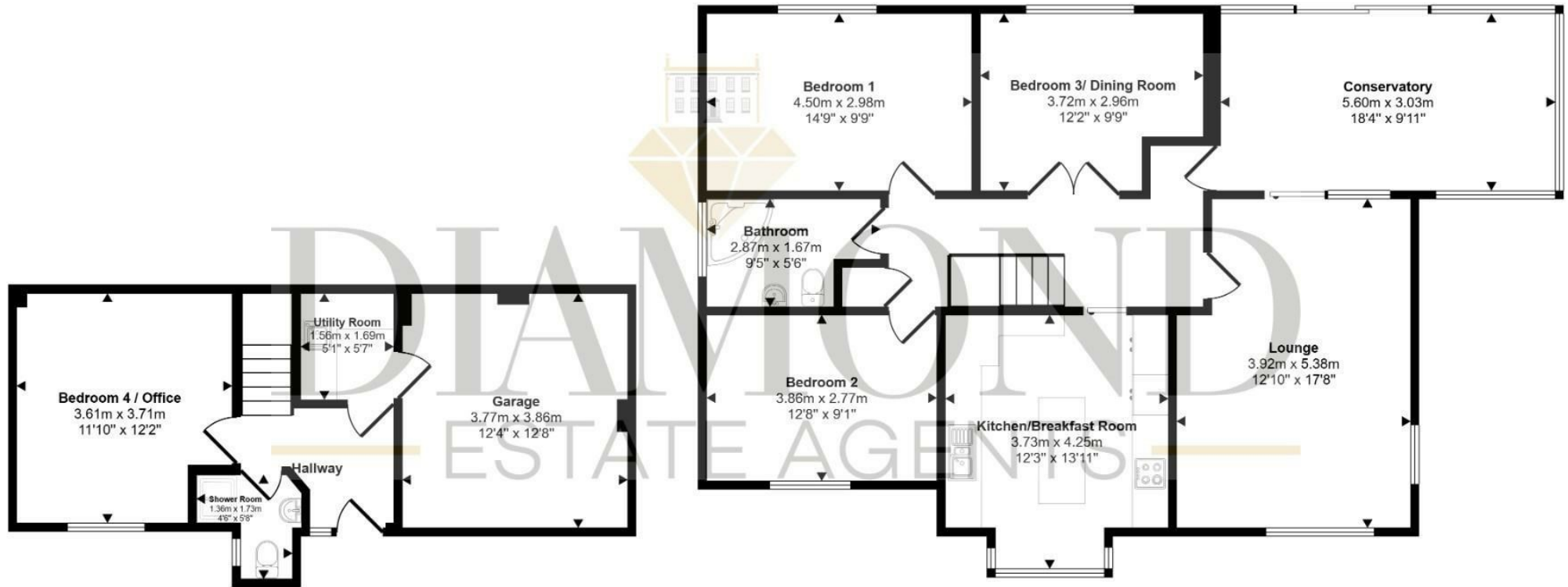
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(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



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
145 sq m / 1566 sq ft



Lower Ground Floor
Approx 39 sq m / 422 sq ft

Ground Floor
Approx 106 sq m / 1143 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.