



Cinnamon, Seven Crosses

Offers in Region of £600,000

Cinnamon

Seven Crosses, Tiverton

Beautifully presented 3/4-bed detached home in Seven Crosses, Tiverton. Spacious, flexible living, mature gardens, garage, solar panels, and countryside walks. Close to schools and amenities. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautifully presented and versatile three/four-bedroom detached home
- Tucked away in the highly sought-after Seven Crosses area, just 2.3 miles from Tiverton town centre
- Spacious open-plan lounge, dining area and kitchen with southerly-facing lounge and patio doors to the garden
- Cosy snug with a recently installed wood-burning stove, ideal as a second reception room or fourth bedroom
- Oil-fired central heating provided by a traditional Rayburn, combining character with practicality
- 15 owned solar panels generating an attractive Feed-in Tariff income
- Driveway parking for three vehicles, plus a single garage with attached workshop/store
- Generous loft room with extensive storage offering excellent potential for hobbies or home working



Discover the perfect balance of countryside tranquillity and everyday convenience with this beautifully presented three/four-bedroom detached property, tucked away in the highly desirable Seven Crosses area on the edge of Tiverton. Offering spacious and versatile accommodation, mature gardens and wonderful access to the surrounding Devon countryside, this is a home designed for both relaxed family living and peaceful retirement alike.

Occupying a secluded position just 2.3 miles from Tiverton town centre, this impressive home enjoys an enviable setting where country walks begin from your doorstep, yet schools, shops and amenities remain within easy reach. The stunning National Trust woodland at Buzzards Woodland is approximately one mile away, providing endless opportunities for walking, cycling and enjoying the outdoors, while families will appreciate being within the catchment area for the highly regarded Bickleigh Primary School.

Stepping inside, a welcoming entrance porch leads into a home that immediately feels warm and inviting. One of the property's standout features is its exceptional flexibility, with accommodation that can easily adapt to changing family needs.

The snug offers a wonderfully cosy retreat, centred around a recently installed wood-burning stove, creating the perfect place to unwind on winter evenings. With dual-aspect windows overlooking the gardens, this room could equally serve as a fourth bedroom, home office or playroom.

At the heart of the property is the superb open-plan living space, where the lounge, dining area and kitchen flow effortlessly together to create a sociable environment ideal for both everyday living and entertaining. The southerly-facing lounge is flooded with natural light, with double doors opening directly onto the patio, allowing inside and outside living to blend seamlessly throughout the warmer months.

The dining area comfortably accommodates family gatherings and dinner parties, while the well-equipped kitchen provides an abundance of storage and workspace. The traditional oil-fired Rayburn not only creates character but also provides the property's central heating, adding warmth and charm throughout the home. A practical utility room sits alongside the kitchen, offering additional storage and direct access to a secure courtyard, ideal for muddy boots, pets or everyday practicality.



An inner hallway leads to the remaining bedrooms. The principal bedroom is a generous double with fitted wardrobes and delightful dual-aspect views across the gardens and fields beyond. Bedroom Two is another spacious double with built-in storage, while Bedroom Three provides a comfortable small double, perfect for guests, children or a home office. The family bathroom is complemented by a separate WC for added convenience.

Adding even more versatility, stairs rise from the lounge to a substantial loft room. Together with extensive built-in storage, this valuable additional space provides endless possibilities for hobbies, home working or occasional accommodation, subject to any necessary consents.

Outside, the gardens are a true highlight. Carefully established over many years, they wrap around the property with mature trees, colourful planting and well-maintained lawns creating a wonderfully private setting. Multiple patio areas offer the perfect spots to enjoy a morning coffee, summer barbecues or simply relax in the peaceful surroundings as the sun moves across the garden throughout the day.

Practicality is equally well catered for, with driveway parking for three vehicles, a single garage incorporating an attached workshop/store, and fifteen owned solar panels that generate an attractive Feed-in Tariff income, helping to reduce running costs while improving energy efficiency.

Lovingly maintained and significantly improved by the current owners, including a full rewire and the installation of the wood-burning stove, this exceptional home combines flexible accommodation with an enviable lifestyle location. Offering countryside living without isolation, excellent access to Tiverton and superb nearby walking routes, this is a rare opportunity to acquire a home that is as practical as it is peaceful.

From our office, proceed to the roundabout and take the exit onto **St Paul Street (A3126)**. Continue along the A3126 before turning left into **Wellbrook Street**. Follow the road and take the next left onto **Seven Crosses Road**. Continue for approximately 1.4 miles, then turn right at the seven crosses sign post. Follow the road before turning left, where the property will be found.

What3words:///formally.dominate.denoting

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.





Approx Gross Internal Area
187 sq m / 2011 sq ft



Ground Floor
Approx 121 sq m / 1299 sq ft

 Denotes head height below 1.5m

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.



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