



Sky End

Templeton | Tiverton | Devon | EX16 8BT



BY DESIGN

Key Features

- Seven bedrooms - Versatile family accommodation with space to grow
- Two bedroom self-contained annexe included- Independent living for relatives, guests or children
- 5,000 sq ft – generous accommodation with room to live comfortably.
- Six acres of calm - Total privacy, open views and space to breathe
- Serious equestrian facilities - Manège, American barn, stabling and paddocks
- Quadruple Garage & Motorhome/Horsebox Garaging
- Rustic Party Barn with Bar & Firepit
- Designed & Constructed by the current owners with high specifications
- Rural yet well connected - M5, rail, great schooling and coast all within easy reach







About

Sky End was designed and built by the current owners as their own home, shaped by years of delivering bespoke homes across the UK and in Canada. That experience is evident in the assured design and in how naturally the house works.

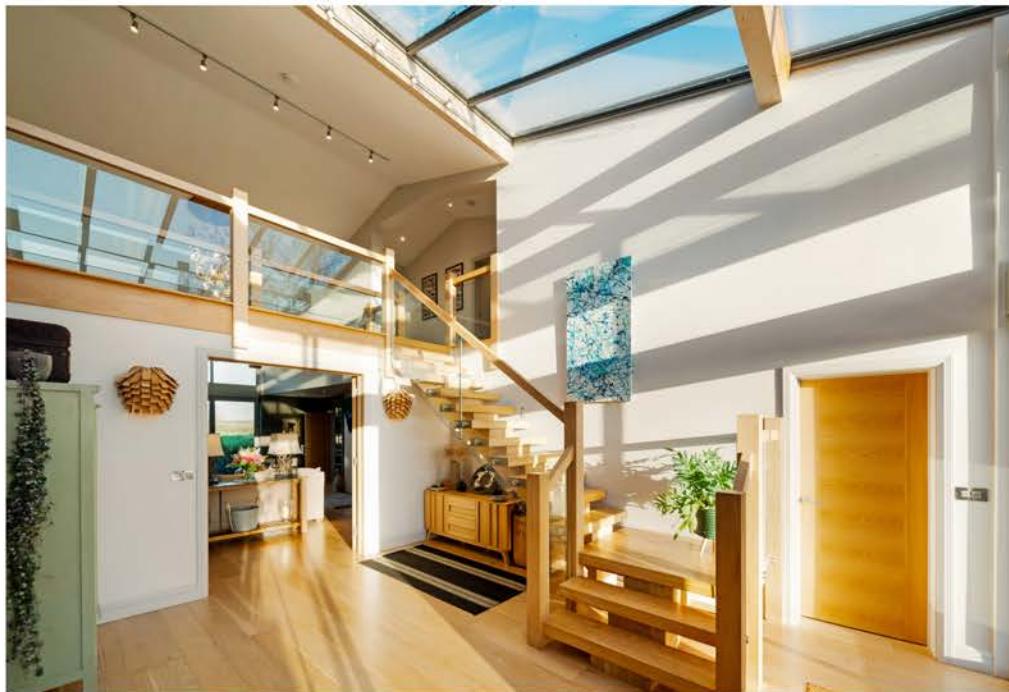
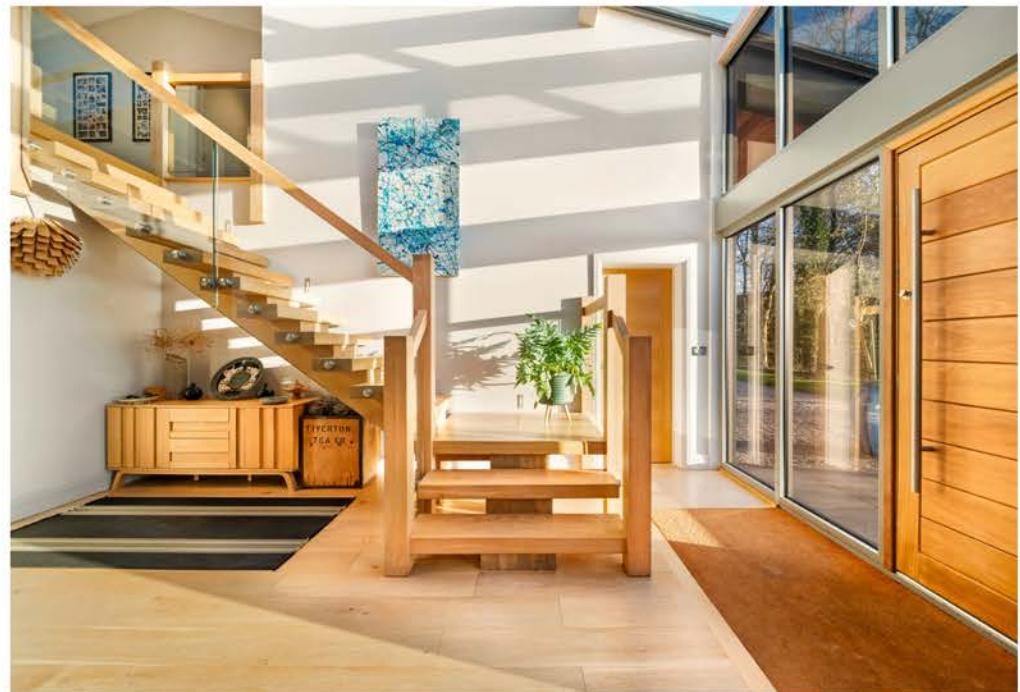
Approached via electric gates to a long private drive, this is a substantial 7 bedroom 6 bathroom home of some 5,000 sq. feet, but it does not ramble. The scale is carefully controlled, with a layout that flows naturally and includes an internal 2 bedroom self-contained annexe.

Open, connected family spaces are balanced by distinct areas that allow privacy and flexibility, making the house well suited to a growing family and to changing needs over time.

The house has been deliberately positioned within its land to take full advantage of the views, the direction of the sun, and the changing light throughout the day. Extensive glazing draws the outside in, creating a constant connection with the surrounding landscape and a strong sense of belonging to the setting rather than sitting apart from it.









Property Description

Upon entering, a striking double-height reception hall with oak and glass balustrade creates an immediate sense of space and light.

The principal sitting room enjoys generous proportions and far-reaching countryside views through extensive glazing.

At the heart of the home is the open-plan kitchen, dining and family room, a light-filled space with direct access onto the terraces, ideal for both everyday living and entertaining. A separate study and practical ancillary rooms, including a boot and drying room, enhance the functionality of the house.

An internal 2-bedroom annexe, connected yet capable of independent use, adds valuable flexibility, ideal for guests, older children or multi-generational living.

The first floor provides well-proportioned bedrooms arranged around a galleried bridge style landing, offering privacy and attractive views.

The principal suite is calm and spacious, finished to the same understated quality found throughout the house.









The Annexe





Outside

Sky End is thoughtfully designed to sit naturally within the landscape and overlook the gardens and the paddocks.

Granite terraces wrap the house, carefully positioned to follow the sun, offering a choice of outdoor spaces throughout the day. The large west-facing terrace opening from the live-in kitchen/family room forms the heart of outdoor living, ideal for relaxed entertaining and long evenings as the sun sets.

Beyond, the gardens become more theatrical, with a landscaped, sunken fire pit leading to a rustic party barn with bar, set within a pocket of mature woodland, ideal for summer social gatherings.

The land is exceptionally well suited to equestrian use with a substantial American-style barn comprising three internal stables and in-and-out access to all-weather corrals, complemented by a full size 40m x 20m manège. Paddocks with water and permanent electric fencing, complete a practical, well-balanced equestrian setup.

Additional outbuildings include a substantial quadruple garage and further barn space, offering excellent versatility for storage, leisure or alternative uses.













Location

Sky End enjoys a peaceful rural setting just beyond the small and welcoming village of Templeton. At the heart of the community sits a charming 13th-century church and a vibrant village hall, home to a twice-weekly members' bar and a calendar of local events that epitomise Devon village life.

Templeton is surrounded by rolling countryside yet remains wonderfully connected. The cathedral city of Exeter lies approximately 18 miles to the south, while Tiverton, just 5.5 miles away, offers an excellent range of everyday amenities, including a hospital, supermarkets, independent shops, cafés, restaurants and a selection of leisure facilities.



The area is exceptionally well served for education, blending long-established tradition with academic excellence, with leading independent school options including Blundell's, West Buckland, Wellington, Taunton and Exeter, all within comfortable reach. Sky End sits particularly well for Blundell's, benefiting from its sought-after ten-mile local reduced-fee catchment option.

Commuting connections are superb. Tiverton Parkway station provides direct services to London Paddington in around two hours, as well as regular routes to Bristol and Exeter. The M5, just 11 miles from the property, ensures effortless access to Exeter, Taunton, Bristol and destinations beyond.

Floorplan



Gross Internal Floor Area : 855.0 m² ... 9203.03 ft²

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.





BY DESIGN

USEFUL INFORMATION

A361 NORTH DEVON LINK ROAD – 1.7 MILES
FAST EAST TO WEST ACCESS ACROSS NORTH DEVON, EXMOOR AND ONWARD
TOWARDS THE M5.

TIVERTON PARKWAY RAILWAY STATION – 14 MILES, APPROX. 20 MINUTES
DIRECT MAINLINE SERVICES TO LONDON PADDINGTON, OFTEN UNDER TWO
HOURS.

EXETER AIRPORT – 21 MILES, APPROX. 35 MINUTES
UK AND EUROPEAN CONNECTIONS WITHOUT THE LONG DRIVE TO BRISTOL.

EXETER CITY CENTRE – 19 MILES, APPROX. 35 MINUTES
CATHEDRAL CITY WITH SHOPPING, DINING, THEATRES AND CULTURE.

BLUNDELL'S SCHOOL – 6.8 MILES, APPROX. 15 MINUTES
ONE OF THE SOUTH WEST'S MOST RESPECTED INDEPENDENT SCHOOLS.

WEST BUCKLAND SCHOOL – 21 MILES, APPROX. 25 MINUTES
RENNOWNED INDEPENDENT EDUCATION ON THE EDGE OF EXMOOR.

EXETER SCHOOL - 30 MILES APPROX 37 MINUTES
INDEPENDENT & CO-EDUCATIONAL

MAYNARD SCHOOL - 31 MILES APPROX 31 MINUTES
AN INDEPENDENT GIRLS SCHOOL

TAUNTON – 27 MILES, APPROX. 35 MINUTES
REGIONAL CENTRE WITH FAST RAIL LINKS, HOSPITALS AND COUNTY AMENITIES.
A FURTHER WIDE RANGE OF SCHOOLS INCLUDING:
KINGS COLLEGE & QUEENS COLLEGE & TAUNTON SCHOOL

SAUNTON & CROYDE – 36 MILES, APPROX. 45 MINUTES
GOLDEN SANDS, ATLANTIC SURF AND OUTSTANDING COASTAL WALKING.

TENURE: FREEHOLD.

EPC RATING: B.

SUPER FAST BROADBAND VIA FIBRE OPTIC CABLING.

MAINS ELECTRICITY, WATER AND PRIVATE DRAINAGE
AND SEWAGE VIA A BIO TREATMENT PLANT.

OIL-FIRED CENTRAL HEATING.

LOCAL AUTHORITY: MID DEVON DISTRICT COUNCIL.

COUNCIL TAX BAND: G AND ANNEXE BAND: A.

LONG TERM FLOOD RISK: VERY LOW FROM BOTH
SURFACE, RIVERS AND SEA.

RIGHTS OF WAY: NONE ACROSS THE PROPERTY.

EV CHARGING POINT TO GARAGE

MAIN HOUSE: 5,006 SQ FT (465 SQ M)
GARAGES: 1,908 SQ FT (178 SQ M)
OUTBUILDINGS: 1,598 SQ FT (148 SQ M)
ANNEXE: 691 SQ FT (64 SQ M)
TOTAL INTERNAL AREA: 9,203 SQ FT (856 SQ M)

TEMPLETON VILLAGE HALL – 0.5 MILES
A PROPER VILLAGE HUB WITH BAR, PARKING AND A
BUSY CALENDAR OF COMMUNITY EVENTS.



By Design North Devon & Exmoor

PHONE: 01271 611 202

EMAIL: GRAHAM.COTON@BYDESIGNHOMES.COM



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