

Asking Price £440,000



Warren Cottage 46 Canal Hill, Tiverton, Devon, EX16 4HX

- No onward chain
- Extensive & adaptable layout
- Easily reconfigured into a single, substantial home
- 4 bedrooms
- 1 bathroom, 3 shower rooms
- Historical character home
- Fantastic independent annex
- Impressive master suite with walk-in wardrobe
- 3 reception rooms
- Attractive courtyard garden and parking for one to two cars

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



Warren Cottage 46 Canal Hill, Tiverton EX16 4HX

Warren Cottage offers a spacious main dwelling plus a self-contained 1–2 bed annex, suitable for letting or multi-generational use, in Canal Hill close to the canal, town centre and Exe Valley views.



Council Tax Band: D



Situated at the brow of Canal Hill, Warren Cottage is a fantastic character cottage in the highly sought after Canal Hill area of Tiverton. Comprised from a well provisioned, generously sized main dwelling with the bonus of an entirely self-contained 1-2 bed annex attached to it. This was used as a successful AirBnB let by the previous owner, attracting approx. 80% occupancy throughout the year, however, it would serve equally well for multi-generational living, shared occupancy or being incorporated back into the main space. The cottage is situated in a great location, just 5 minutes' walk from the canal and a 10 minute stroll into the town centre. There are attractive views across the Exe Valley with glimpses of the canal from some rooms.

The original part of the cottage predates the surrounding neighbourhood, having been built long before the nearby properties, and would have enjoyed completely uninterrupted views across the canal to the hills on the opposite side of the Exe Valley.

Crucially, the layout offers fantastic annex potential. For those looking to accommodate an older or incapacitated relative who requires independent yet accessible living close at hand, this property is certainly worthy of full consideration. Alternatively, the layout is well-proven for holiday letting. The previous owner successfully ran the annex as a popular Airbnb for a number of years, maintaining a high occupancy rate. Its appeal is driven largely by the immediate proximity to the canal for scenic walks, combined with Tiverton's central position. Serving as an ideal hub for exploring both North and South Devon, as well as Dartmoor, Exmoor, and the Quantocks, the location is consistently sought after by visitors.

The accommodation itself is extensive and highly adaptable, offering two distinct ways to utilise the space depending on your particular needs.

If used in its split configuration, the main cottage front door opens directly into a large kitchen breakfast room. From the kitchen, steps lead up to a rear lobby with a cloakroom / shower room. From this lobby, the layout splits intricately: steps lead in one direction to a nursery/study, while in the other direction, steps lead up to two further bedrooms and a

family bathroom. A separate stairwell leads up to the sitting room, which then flows through into a master bedroom suite, complete with its own dressing room and shower room. The adjoining annex accommodation is equally generous and can be arranged to provide two reception rooms, a kitchen, a shower room, and a double bedroom. This flexibility extends outside, where the rear courtyard garden can be closed off to provide private, dedicated outdoor space for the sole use of the annex or Airbnb guests.

Conversely, should you wish to use the property as one substantial single home, the layout can be easily reconfigured. On the ground floor, the kitchen breakfast room could open through to a dining room and on to a cosy sitting room, with a utility room, study, and shower room located beyond. On the first floor, this unified setup would provide an expansive principal bedroom suite complete with its own private sitting room, double bedroom, dressing room, and en-suite, alongside two further bedrooms and a family bathroom.

Tiverton itself is a popular market town that has always been sought after for its position within the Exe Valley. It offers excellent transport links and schooling, including the nearby Blundell's School campus, alongside a comprehensive town centre. The town provides easy access to Tiverton Parkway at Junction 27 of the M5, offering fast rail and road connections to London, the Midlands and beyond. Amenities include a variety of supermarkets, sports centres, local clubs, bars, restaurants, and an excellent golf course, making it a fully serviced and practical place to live.

Services

Mains electricity, gas, water, and drainage.

Council Tax

Warren Cottage - Band D; Annexe – Band A

Tenure

Freehold

Local Authority

Mid Devon District Council 01884 255255

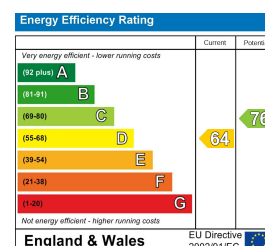
Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

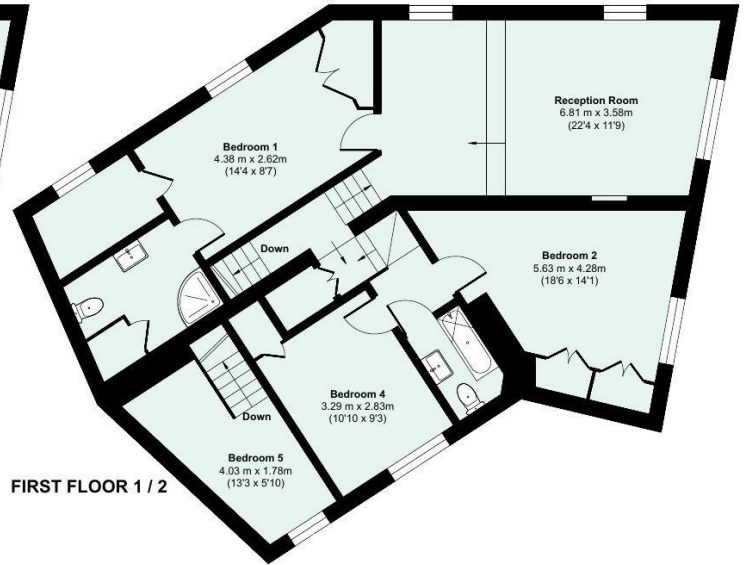
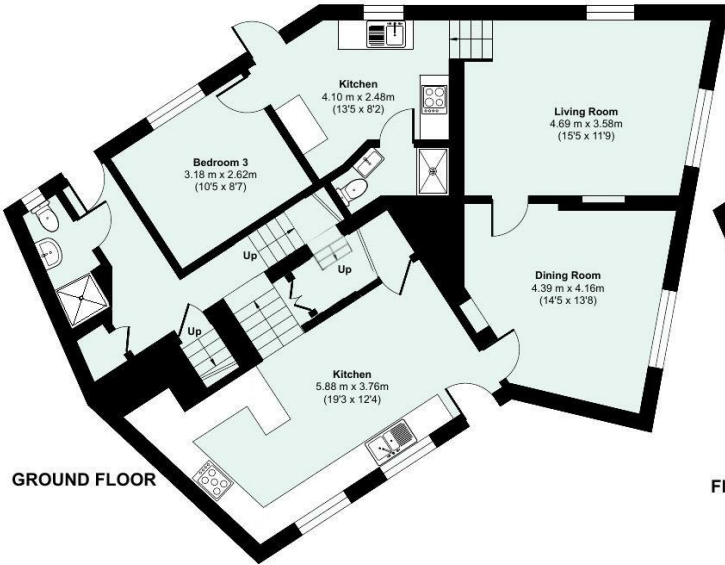
Directions

From the centre of Tiverton, follow the signs for the Canal. On passing the canal car park, and just at the head of the hill, the property will be seen on the right.

EPC Rating:



Approximate Area = 2105 sq ft / 195.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1481890



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