



8 Lower Town, Tiverton, EX16 7BJ
Asking Price £395,000

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An exceptional four-bedroom residence with excellent annexe potential, ideally situated in the highly sought-after village of Sampford Peverell.



Main House

The main entrance is discreetly positioned to the side of the cottage, approached via a charming courtyard garden and opening into a welcoming reception hall. From the moment you step inside, your eye is drawn through the full depth of the home, offering an attractive vista through to the kitchen and on into the lounge beyond.

A spacious utility room is conveniently located just off the reception hall, while a short set of steps leads down into the beautifully appointed kitchen. This impressive space is centred around a substantial island, complete with an integrated ceramic hob, creating a superb focal point and highly practical workspace. The island also benefits from six deep drawers, ideal for storing pots and pans. The warm beech worktop and striking dark blue base units contrast elegantly with the rest of the Shaker-style cabinetry and sleek composite work surfaces. A classic double Belfast sink adds both charm and functionality, complemented by an integrated dishwasher for modern convenience. Eye-level twin self-cleaning ovens and space for a fridge freezer complete this well-designed kitchen.

From here, a step leads into the delightful lounge, where a large window allows natural light to pour in, creating a bright and inviting living space. A door from the kitchen also leads to an inner hall, which provides access to the rear of the property and stairs rising to the first floor.

Upstairs, the landing is light and spacious, with ample room to accommodate an additional seating or reading area. There is also a door that leads into the Annexe.

Bedroom One is a generously proportioned room with dual aspects, making it wonderfully bright and airy. Bedroom Two is a well-sized double, while Bedroom Three offers a comfortable single room. The family bathroom completes this floor, fitted with a bath, separate shower cubicle, WC and wash hand basin.

Annexe

Accessed via its own front door, the annexe opens into a spacious and versatile open-plan lounge, kitchen, and dining area—an inviting space ideally suited for comfortable, independent living. The kitchen is well-equipped with a two-ring hob, ample storage, and plumbing for a washing machine, while there is plenty of room to accommodate a dining table and chairs.

A wooden staircase rises to the first floor, where you will find a generously proportioned double bedroom, offering ample space for bedroom furniture. Leading from the bedroom is a useful dressing area, which provides access into the main house if required. The modern shower room can be found off of the dressing area.

Council Tax, Services & Tenure

Council Tax Band - D

Freehold

All Mains Connected

Ofcom Mobile Signal - EE, Three, Vodafone - Likely O2-Limited

Ofcom Broadband Speeds - Superfast

Sampford Peverell

Known for its excellent road and rail links, Sampford Peverell is a popular, sought after village. This pretty village has great facilities including a popular pub, a shop with post office, a village hall, doctors surgery and a sports field with tennis courts and a play park, plus the Grand Western canal running through the middle providing miles of beautiful walks.

Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC







Ground Floor

Approx. 68.1 sq. metres (733.2 sq. feet)



First Floor

Approx. 77.1 sq. metres (830.4 sq. feet)



Total area: approx. 145.3 sq. metres (1563.6 sq. feet)

This plan is for guidance only and is not to be relied upon.
Measurements are approximate.
Plan produced using PlanUp.