Asking Price £510,000

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Swan Cottage Canal Hill, Tiverton, EX16 4HX

- No Onward Chain!
- Double garage and plenty of parking
- Kitchen, dining room, utility, and study
- Garden room
- Spacious entrance hall and cloakroom
- Wonderful views of the canal and distant hills
- Very pretty garden
- Sitting room with wood burning stove
- 4 bedrooms & 2 full bathrooms
- Easy reach of the town centre

Swan Cottage Canal Hill, Tiverton EX16 4HX

Taking advantage of one of the finest outlooks in Tiverton, Swan Cottage lies conveniently close to the town but has far reaching views of the countryside.

4 2 3 C Council Tax Band: E







Situated on the popular Canal Hill, within a conservation area, built approximately 20 years ago, the beautiful Swan Cottage is not one to be missed!

Upon entering this bespoke property, you'll be greeted by gorgeous exposed wooden beams, and Old French Oak flooring throughout the ground floor. A spacious hallway leads to the kitchen, dining room and living room.

The living room grabs your attention with a stunning wood burning stove, flanked by wonderful, exposed stone pillars.
Moving through the living room, you reach the garden room, a lovely warm area, perfect for extended socialising space.

An open doorway leads to the dining room, this open, light room lends itself perfectly to family dining. Flowing through from the dining room, we reach the kitchen. A spacious area with an attractive Rangemaster in pride of place, along with ample storage, surface space and integrated appliances.

The ground floor also benefits from a WC, study and utility area.

Upstairs, four bedrooms are accessed off the hallway. The master bedroom, with en-suite bathroom, boasts fantastic views over the canal and the Juliet balcony is the perfect addition to this space - and a great place for your morning coffee! All four bedrooms are bright and airy and feature wooden flooring, a lovely finish to the upper half of this impressive home.

A family bathroom comprising of bath, separate shower, wc and hand basin can be accessed via the hallway.

Location
Nestled in Devonshire countryside, Tiverton is the largest market town in Mid Devon and is steeped in history and heritage. Within a stone's throw is the Grand Western Canal which boasts one of the last horse-drawn barges in the country. The town itself has a mix of many wonderful eclectic independent shops and businesses and has regular market days at the Pannier Market where there are also many special market days and evening events. You will find cosy cafes and friendly restaurants to rest at and enjoy too.

Tiverton is surrounded by lovely Devon hills yet has excellent transport links to the city of Exeter, county town of Taunton and the North and South Devon coasts. Tiverton tops many lists of the best places to live with some guides describing it as the ideal place to live for a quieter life. With something for everyone Tiverton understandably is a very popular choice when relocating to the South West.

There are excellent educational facilities in the town, with Blundells Independent School and Preparatory, Petroc College of further education, and Tiverton High School. Transport links are conveniently close by with dual carriageway access to the M5, Junction 27 and associated Parkway rail station – London can be reached in 2hrs.

Services:
Main's electricity, gas, water, and drainage.

Tenure:
Freehold

Council Tax:
Band E

Local Authority:
Mid Devon District Council - 01884 255255



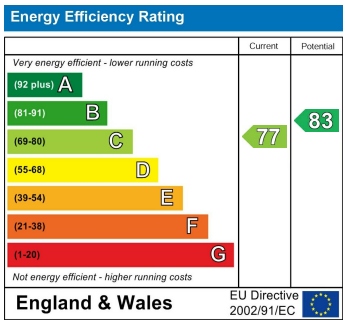
Directions

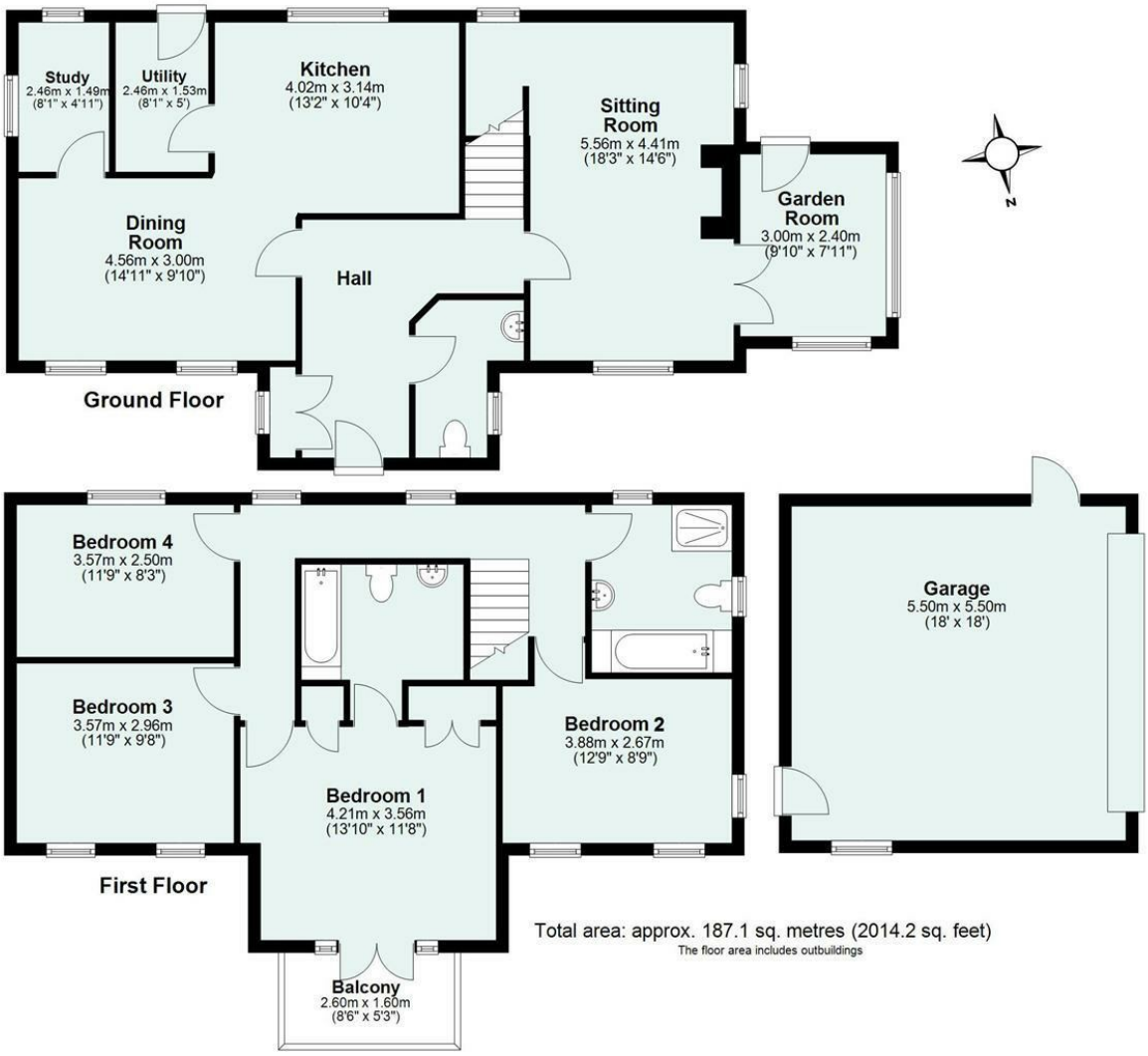
From the multi-storey car park, turn left onto Great Western Way. Proceed straight across at the first roundabout, then turn right onto Old Road. Follow the road around to the right, turning left at the mini roundabout, and proceed up the hill. A short way up and just after the canal car park, you will see the property on the left.

Viewings

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

EPC Rating:





Total area: approx. 187.1 sq. metres (2014.2 sq. feet)

The floor area includes outbuildings





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Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

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