



**10 Orpington Court, Tiverton, EX16 7DD**  
**Offers In Excess Of £635,000**

**\*\*NO ONWARD CHAIN\*\***

***Set within the desirable Orpington Court in the heart of Halberton, this exceptional five-bedroom Devon Long House-style residence is offered with no onward chain, presenting a rare opportunity for a seamless move.***



## Description

From the moment you enter, this beautifully presented five-bedroom residence welcomes you with a generous entrance hall that effortlessly connects the ground floor living spaces.

To the right, the expansive lounge offers a perfect blend of comfort and style. Flooded with natural light from dual-aspect windows and patio doors, it opens directly onto the enchanting rear garden. A wood-burning stove adds a cosy touch during cooler months, making this an ideal space for relaxing or entertaining. An elegant archway leads into the dining area, which easily accommodates an eight-seater table and also enjoys direct garden access through additional patio doors.

The heart of the home is the stunning kitchen diner, thoughtfully updated by the current owners. Being dual aspect, the kitchen enjoys plenty of natural light. Featuring sleek shaker-style cabinetry paired with silver oak-effect worktops, it's fully equipped with integrated appliances including a fridge freezer, dishwasher, double oven, and hob. A breakfast bar provides extra storage and a casual seating area. There is also USB power points—perfect for working from home or studying.

The dining area can comfortably seat a 6 seater dining table and chairs, or be used as an extra family space/snug.

From the kitchen, a door leads to a practical and spacious utility room which benefits from ample storage. There is plumbing for a washing machine and space for a tumble dryer. Off of the kitchen, another door leads you into a convenient downstairs WC. Adjacent to the kitchen, the bright conservatory offers panoramic views of the lush rear garden, creating a serene space to unwind.

Upstairs, five well-proportioned bedrooms await. The principal bedroom is a spacious retreat with a dedicated dressing area, built-in wardrobe, and a stylish ensuite featuring a shower, WC, and vanity unit. Bedroom Two is a large double and also benefits from built-in wardrobes and its own ensuite. Bedroom Three is another double room and offers ample space and storage, while Bedrooms Four and Five are comfortable singles—ideal for hobby rooms, children, guests, or a home office. The landing space benefits from a large airing cupboard with useful shelving. A family bathroom completes the first floor with a bath, WC, and hand basin.

The rear garden is a true highlight, offering multiple seating areas, a raised deck perfect for alfresco dining, and a charming vegetable patch for green-fingered enthusiasts. Mature shrubs and plants frame the space beautifully, creating a tranquil and private oasis. An external utility room with a sink, provides additional storage and houses the boiler.

The property benefits from 16 solar panels which helps to make this home economical and efficient to run.

To the front, a double garage with loft space, lighting, and power offers excellent versatility, while the driveway ensures ample parking for residents and guests alike.

## Council Tax, Tenure & Services

Council Tax Band - F

Freehold

All Mains Connected

Solar Panels

Approx Broadband Speeds: Standard 18 Mbps, Superfast 76 Mbps, Ultrafast 900 Mbps

Approx Mobile Signal: EE, Three, O2 & Vodafone signal - Limited

## Halberton

Halberton is a charming village located in the heart of Devon, England, known for its picturesque countryside and rich history. With its idyllic rural setting, Halberton boasts beautiful landscapes characterized by rolling hills, lush greenery, and quaint thatched cottages, offering residents and visitors alike a serene escape from urban life. The village features a local farm shop, a primary school, and traditional pub that fosters a welcoming atmosphere. Halberton is steeped in history, evidenced by its historic buildings and the nearby Grand Western Canal, which adds to the area's charm and offers opportunities for leisurely walks and cycling.

## Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@wedenedwards.co.uk](mailto:sales@wedenedwards.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.

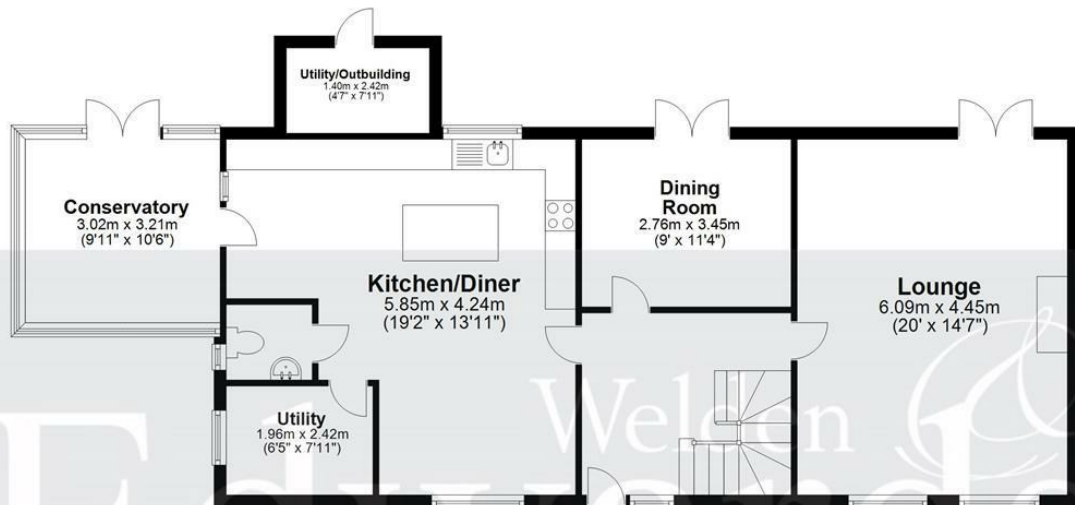






### Ground Floor

Approx. 96.0 sq. metres (1033.1 sq. feet)



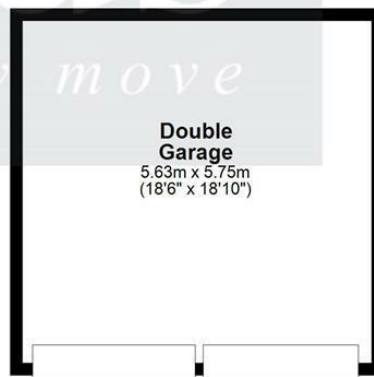
### First Floor

Approx. 78.2 sq. metres (841.4 sq. feet)



### Double Garage

Approx. 32.4 sq. metres (348.5 sq. feet)



Total area: approx. 206.5 sq. metres (2223.0 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

