Guide Price £395,000

seddons









Rose Cottage 6 Church Path, Halberton, Tiverton, EX16 7AT

- No Onward Chain
- Tranquil, older village location
- Cosy living room with woodburning stove
- Flexible ground-floor guest suite/study
- Substantial garage with pit and workshop
- Charming 3/4 bedroom character cottage
- Enclosed, south-facing mature rose garden
- Solar-glass garden room overlooking garden
- Separate dining room and snug layout
- Insulated outbuilding/outdoor home office

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

Rose Cottage 6 Church Path, Tiverton EX16 7AT

A charming 3/4 bedroom character cottage with an enclosed south-facing garden, quietly positioned in a tranquil location within the older part of the village, and is offered with No Onward Chain.

3 2 2 D Council Tax Band: D







For the current owners of Rose Cottage, it was love at first sight—an instant connection felt the moment they first walked through the garden gate. To the front of the property is a south-facing garden filled with mature roses, creating a welcoming entrance to the home.

Positioned within the older part of Halberton, the cottage sits at the foot of a quiet no-through lane, with the village church tower visible in the background.

The heart of the home is the cosy living room. Centred around a woodburning stove, this inviting space serves as the primary retreat within the cottage—a favourite room for the current owners to unwind. It retains a traditional, warm atmosphere while offering an effortless flow into the rest of the ground floor; a secondary seating area connects the lounge directly to the garden room, which spans the entire frontage of the property. This space features a solar glass roof designed to deflect glare on bright sunny days while retaining warmth during the winter months.

The kitchen/breakfast room is situated within the main property and opens directly through into this area, where additional units and a second sink have been installed to provide extra utility space. An electric Aga creates a lovely warm atmosphere in the kitchen, and is available to buy subject to negotiation. At the far end of the garden room is a versatile ground-floor room currently used as a home study. Thanks to its proportions and an attached en-suite shower, it can easily serve as a private guest bedroom.

At the back of the cottage is a dining room. This part of the home has ample space for a large table and chairs, while also leaving plenty of flexibility for a dedicated snug with a sofa and television to one side.

On the first floor, there are three bedrooms and a family bathroom. Throughout the property, the traditional character is maintained by wooden latch-and-lever doors on every doorway.

At the foot of the garden is a large garage equipped with a mechanics pit. The building offers plenty of room for a car alongside ample workshop space, and includes a mezzanine storage area to the rear.

Attached to the side of the garage is a greenhouse and potting shed. Connected to the rear of the garage is a further insulated store, which is currently utilized as an outdoor home office.

Halberton is a quiet village known for its strong community feel, welcoming neighbourhood spirit, and features an exceptionally good farm shop. Walking routes are readily available right from the doorstep, whether following the lanes towards Ash Thomas, or taking the short walk to the canal towpath which offers some very pretty walks.

Despite its quiet position, the property is exceptionally well-connected. The market town of Tiverton is just a couple of miles away, offering plenty of facilities for schooling, shopping, leisure activities, pubs, clubs, and restaurants. The neighbouring village of Sampford Peverell is also a short distance away, providing access to the M5 motorway network and Tiverton Parkway mainline railway station, which offers direct trains to London Paddington, Bristol, and the North.

Services
Mains electricity, gas, water, and drainage.

Tenure
Freehold

Council Tax
Band D

Local Authority
Mid Devon District Council. Telephone: 01884 255255

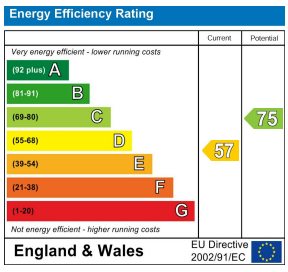
Viewings

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

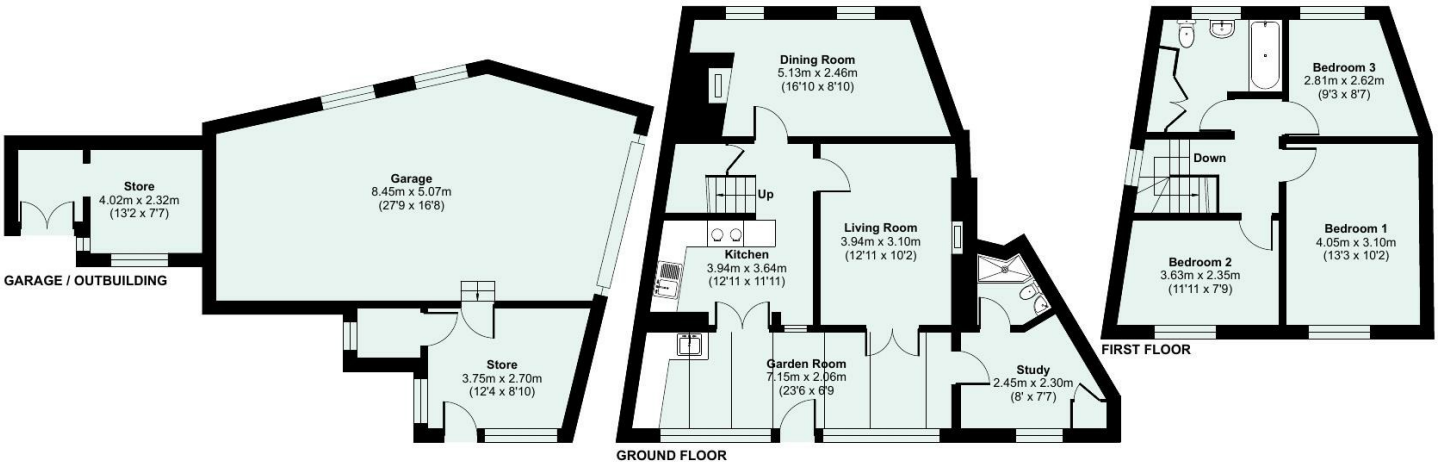
Directions

From Tiverton follow the signs to Halberton passing through the Blundells School campus. After a couple of miles you will cross the canal bridge and drop down toward the village. On the large left hand bend in the road, turn right, signed for Ash Thomas. After a short distance Church Path will be found on your right. For your first visit, park in the car park a little further ahead, on the right.

EPC Rating:



Approximate Area = 1178 sq ft / 109.4 sq m
Garage = 555 sq ft / 51.5 sq m
Outbuilding = 91 sq ft / 8.4 sq m
Total = 1824 sq ft / 169.3 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: 1481876





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