Guide Price £350,000

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Lowman Lodge Stokes Lane, Barrington Street, Tiverton, Devon, EX16 6PS

- Hidden town-centre location
- 3 double bedrooms
- Sitting room with wood-burning stove
- 44 sq.m garage/workshop
- Landscaped garden and summer house
- Detached house
- Triple-aspect kitchen/dining room
- Large en-suite bathroom
- Ample parking
- Solar panels and battery storage

Lowman Lodge Stokes Lane, Tiverton EX16 6PS

Hidden away at the end of historic Stokes Lane, this individual detached home was built in the 1980s and enjoys a remarkably private town-centre setting, with three double bedrooms, ample parking, a large garage/workshop, and an enclosed garden.

3 2 1 C Council Tax Band: C







LongDescription

Hidden away at the end of historic Stokes Lane, Lowman Lodge is an individual detached house occupying a remarkably private position in the heart of Tiverton. Although many visitors assume the property dates from a much earlier period, it was in fact built during the 1980s by the owner of one of the neighbouring cottages. Offering generous accommodation, ample parking, a substantial garage/workshop and an attractive garden, the property combines an unusually secluded setting with the convenience of being just a short walk from the town centre.

One of the most distinctive aspects of Lowman Lodge is its approach. Access is gained via Stokes Lane, a narrow historic lane characteristic of this part of Tiverton, where a number of properties are concealed from the main streets beyond. As the lane leads away from the town centre, it reveals a setting that feels surprisingly removed from the nearby bustle, despite shops, services and amenities being only a few minutes' walk away.

Prospective purchasers should note that Stokes Lane is narrow and is best suited to smaller vehicles. Whilst Lowman Lodge itself benefits from generous parking and a substantial garage/workshop, larger vehicles may find the approach more challenging. Those able to navigate the lane are rewarded with a setting rarely found so close to the centre of town, offering both privacy and immediate access to everything Tiverton has to offer.

Despite its discreet appearance, Lowman Lodge offers a surprisingly generous amount of accommodation. The ground floor is centred around a spacious triple-aspect kitchen/dining room, created by opening the original kitchen through into the former dining room. With views towards the surrounding hills and countryside at the edge of town, this is a welcoming space with ample room for both dining and everyday family life, whilst a rear door provides convenient access to the outside.

Across the hall, the dual-aspect sitting room provides a more intimate setting, centred around a substantial wood-burning stove with a Hamstone surround. A cloakroom completes the ground floor accommodation.

Stairs rise from the entrance hall to the first-floor landing. The principal bedroom is a comfortable dual-aspect room with fitted wardrobes and views towards the surrounding hills. It is served by a particularly generous en-suite bathroom comprising a bath, separate shower cubicle, WC and wash hand basin, creating a space designed not merely for practicality but also for relaxation.

Unusually, all three bedrooms are genuine double rooms. Bedrooms two and three provide comfortable and versatile accommodation for family members, guests or those requiring home-working space. A separate shower room serves these rooms, whilst a useful study area at the end of the landing offers additional space for reading, hobbies or office use.

To the front of the house is an enclosed garden which enjoys a good degree of privacy and takes full advantage of the property's elevated position. The garden has been thoughtfully hard landscaped to reduce ongoing maintenance, creating a series of attractive seating and planting areas together with a fish pond that forms a focal point within the space.

Whilst the current arrangement prioritises ease of upkeep, purchasers seeking additional lawned space will note that the garden was formerly laid to lawn and could readily be reinstated if desired.

A timber summer house provides an attractive place to sit and enjoy the garden and outlook, whilst views extend across parts of the town towards the surrounding hills and countryside beyond.

The property has also benefited from recent investment in energy efficiency, with the installation of solar panels and battery storage. Owned outright and included within the sale, the system provides an opportunity to reduce electricity costs and improve the home's overall energy performance.

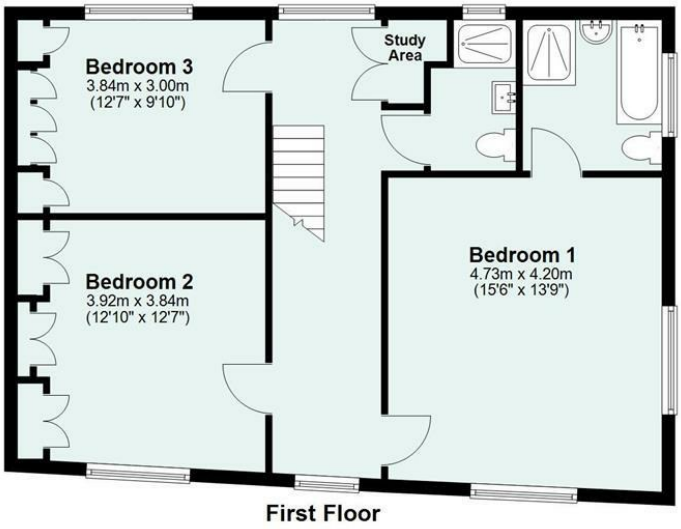
A particularly noteworthy feature of Lowman Lodge is the exceptional garage/workshop. Measuring approximately 8.3m x 5.3m (44sq.m), it offers a level of storage and workshop space rarely associated with a town-centre property. Combined with ample off-road parking, it will undoubtedly appeal to purchasers with practical storage requirements, workshop needs or hobbies that demand more space than a conventional domestic garage can provide.

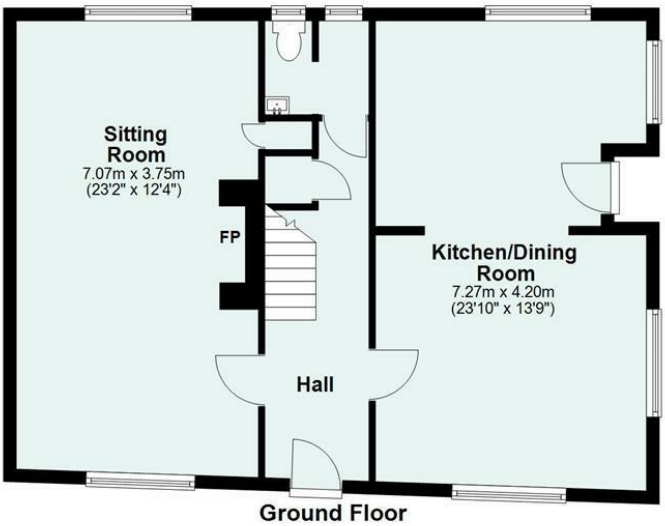
Services
Mains electricity, gas, water, and drainage.

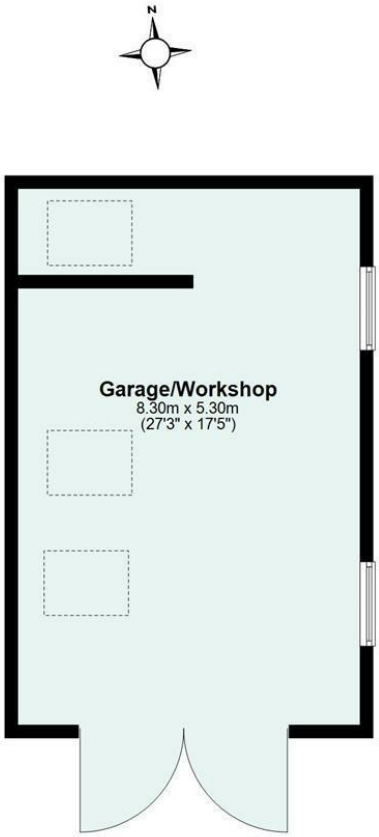
Tenure
Freehold

Council Tax
Band C

Local Authority
Mid Devon District Council 01884 255255







Total area: approx. 182.8 sq. metres
(1968.0 sq. feet)
The floor area includes outbuildings





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