



Riverside House



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45 Gold Street, Tiverton, EX16 6QB

M5 (J27)/Tiverton Parkway Station 7 miles | Exeter 16 miles |
Taunton 21.5 miles

An extraordinary, Grade II, listed character home, beautifully presented following a meticulous renovation and now offering spacious family accommodation with attractive gardens on the edge of Tiverton Town Centre.

- Beautifully Presented, Grade II Listed House
- 5/6 Bedrooms. 2 Bathrooms
- Attractive Riverside Gardens
- Over 3400 SqFt of Accommodation
- Council Tax Band E
- Stunning Kitchen/ Dining/ Living Room
- 3/4 Reception Rooms
- Convenient Central Location
- No Onward Chain
- Freehold

Guide Price £700,000

SITUATION

Conveniently situated within walking distance of the town centre, which includes supermarkets, including M&S food hall, Tesco, Morrisons & Lidl, bank/building societies, independent shops as well as both public and private schooling. The renowned, independent Blundell's school offers discounts to local students. The A361/North Devon Link Road is 1 mile, with Junction 27 of the M5 and Tiverton Parkway station just 7 miles distant with fast services to London Paddington in under two hours.

The cathedral city of Exeter is 14 miles to the south, offering an extensive range of facilities, including an International Airport.

Tiverton lies within the Exe Valley and features a canal with an excellent towpath, providing a wonderful walking and cycling route. Surrounding Tiverton is beautiful rolling countryside with Exmoor National Park to north, along with the stunning North Devon coastline. To the south is Dartmoor National Park, the Exe Estuary and the South Coast.

DESCRIPTION

A unique, spacious, character home with stylish interior which has been subject to meticulous renovation in recent years. The property provides flexible accommodation, with rooms over three floors. The rear garden, nicely enclosed, borders the River Lowman. This home could provide sizable and convenient family home as well as a lock up and leave or income generating AirBnB outside.



ACCOMMODATION

Upon entering the property, the stone tiled lobby leads through to the central hallway. The period features are immediate and throughout the property. To the front of the property lies the formal dining room and drawing room, both with bi-fold doors allowing the spaces to be opened for a larger entertaining space. The drawing room features a wood burner whilst the dual-aspect dining room has a feature fireplace and ample space for an 8-12-seat dining table. To the rear, the charming kitchen with exposed A-frames and bi-fold doors on to the garden offers a delightful space for family gatherings with ample space for a farmhouse table and further seating. The kitchen offers a double Butlers sink and multi-oven Aga with two hotplates and hob. Between the dining room and kitchen is a useful pantry. Off the central hallway, there is also a cloakroom and a garden room/ third reception room with sink.

The turning staircase rises to the first floor, with timber floors running throughout. To north-east side of the property is a spacious dual-aspect room with feature fireplace. This is currently utilised as a sitting room, off which is an ensuite shower room, allowing for flexibly in living as required. There are two further bedrooms on this floor, of which one benefits from a walk-in dressing room.

A further turning staircase rises to the bright and airy second floor landing giving access to three further bedrooms and a family shower room, all featuring exposed beams. One bedroom features a free-standing bath whilst the family bathroom comprises of a shower unit, wash basin with vanity unit and WC.

OUTSIDE

The enclosed south-facing rear garden is a delightful space offering a wrap-around paved patio with access via bi-fold doors from the kitchen/ breakfast/ living room as well as the garden room. Beyond that, this is a level lawn surrounded by hedging and walling with a variety of mature shrubs and trees. The river runs along the side of the garden, providing a peaceful backdrop for alfresco dining or a quiet moment of relaxation.

SERVICES

Mains electricity, water and drainage. Gas Central Heating.
Ofcom predicted broadband services - Standard, Superfast & Ultrafast.
Ofcom predicted mobile coverage for voice and data: Internal - EE (variable), Three, O2 and Vodafone. External - EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council. Tiverton Conservation Area.

AGENTS NOTE

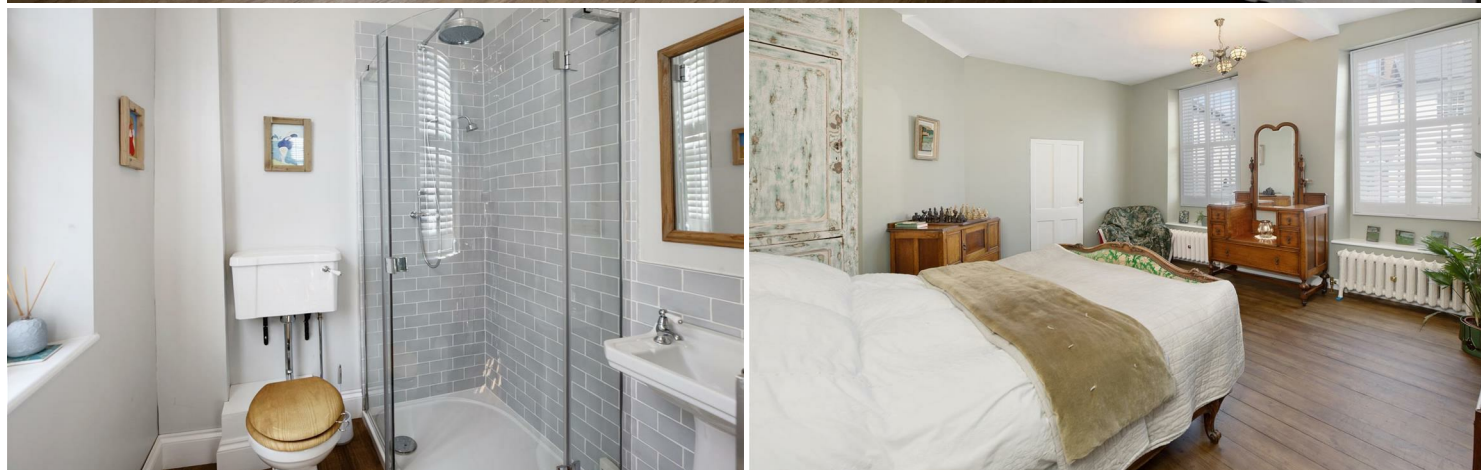
Available by separate negotiation is the adjacent commercial property, along with apartment above which is currently let on an Assured Shorthold Tenancy.

VIEWINGS

Strictly through the agents, Stags Tiverton.

DIRECTIONS

Leaving the Tiverton office on foot, turn left and proceed down Bampton Street. Follow the road round to the left onto Gold Street. After 175 yards the property will be found on the right-hand side just before the bridge over the River Lowman.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Ground Floor
132.2 sq.m. (1423 sq.ft.) approx.

1st Floor
91.5 sq.m. (985 sq.ft.) approx.

2nd Floor
93.9 sq.m. (1011 sq.ft.) approx.

TOTAL FLOOR AREA : 317.5 sq.m. (3418 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	77
England & Wales		EU Directive 2002/91/EC	

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