



The White House







The White House High Street

Halberton, Devon, EX16 7AG

A stylish detached family home offering modern and contemporary living across over 4135 SqFt of accommodation, all set within approximately $\frac{3}{4}$ acres, tucked away just off the village centre.

- Spacious Contemporary Detached Home
- Potential Self-Contained Annexe
- Large Garage & Gym
- M5 J27/ Tiverton Parkway 3 Miles
- Council Tax Band G
- Five Bedrooms. Five Bathrooms
- Over 4000SqFt of Accommodation
- In all 0.74 Acres
- Walking distance of Village Amenities
- Freehold

Guide Price £1,100,000

Stags Tiverton

19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705 | tiverton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

The property is situated in a tucked away location just off Halberton village centre. The village offers good amenities including a primary school, village hall, farm shop, church and pub, all within walking distance. Further afield, Junction 27 of the M5 and Tiverton parkway station are both approximately 3 miles distant, with the latter providing fast trains to London Paddington in approximately 2 hours.

Tiverton is approximately 3 miles to the west and provides a range of shops, supermarkets, banking facilities as well as a leisure centre and hospital. The town offers both state and private schooling for all ages, including the renowned Blundells School which offers discounts to local students.

The university and cathedral city of Exeter lies to the south and has excellent shopping, dining, theatre and recreational facilities as well as numerous state and private schools and international airport.

DESCRIPTION

Built in 2013, this superb contemporary home was architecturally designed by the current owners. It combines a space and style that is rarely found, combined with many eco features including ground source heat pump and underfloor heating, solar panels and triple glazing. The large windows overlooking the gardens provide an abundance of light, only enhancing the spacious open plan living areas. Further features include; a lift over three floors, a potential self-contained annexe (subject to consents) and a gym. The property lies within approximately $\frac{3}{4}$ of an acre with large drive and parking with a south westerly facing rear garden. Overall the property offers a rare opportunity for stylish, contemporary living in a highly convenient location.

ACCOMMODATION

The accommodation is set out with stylish design and open plan living in mind, as well as having the main orientation to the front of the property with views down the garden.

In brief the accommodation comprises; covered entrance to main hallway. The sleek fitted kitchen area flows into the dining area and the sitting room beyond. A snug, study and sun room are accessed off the main hallway.

Stairs rise to the first floor with five bedrooms, four of which benefit from south-west views across the garden. The spacious master bedroom provides a walk-through dressing area as well as an en suite, whilst two of the remaining bedrooms also benefit from an en suite. The well-proportioned family bathroom can be accessed from the landing.

On the lower ground floor stairs provide access to the store room and gym, in turn connecting to the triple garage. A separate external entrance opens into the remaining accommodation which has annexe potential subject to consents. This includes; a sitting room, kitchen, bedroom and shower room. A lift provides access to all floors.





OUTSIDE

A drive leads down to an initial parking/ turning area to the rear, leading down to the front of the property providing access to the spacious garage with electric door and additional parking area to the front. Both parking areas provide ample parking for multiple vehicles in addition to the garage.

The main, south west facing, garden lies to the front of the property and extending away from a glass balustraded front terrace. The lawned garden gently slopes down to a level garden with mature trees interspersed. The spacious garden offers a superb space for relaxing, entertaining and family games, with a children's play area and fenced kitchen garden with raised vegetable beds, whilst beyond the garden continues into a copse with mature trees. To the side and rear of the property is a discrete area of decking, ideal for alfresco dining and quiet relaxation. In all, the property extends to 0.74 acres

SERVICES

Mains electricity, water and drainage. Ground Source Heat Pump. Underfloor Heating. PV Panels. MVHR system and Rainwater Harvester.

Ofcom predicted broadband services – Standard & Superfast broadband available.

Ofcom predicted mobile coverage: Variable - EE, Three, O2 and Vodafone.

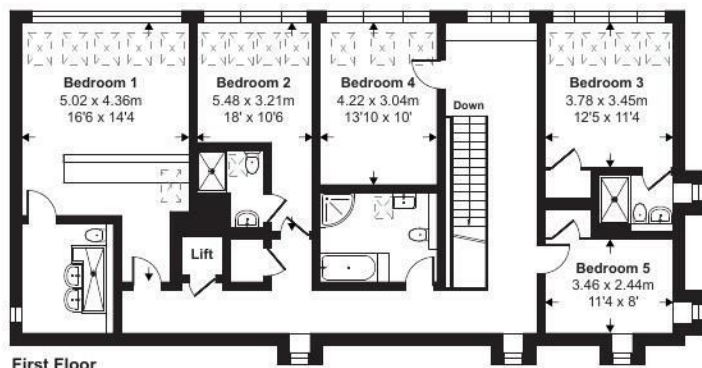
Local Authority: Mid Devon Council. Halberton Conservation Area.

DIRECTIONS

From Tiverton, proceed east on Blundells Road towards Halberton & Sampford Peverell.

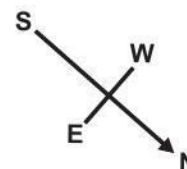
Entering the village of Halberton continue past the farm shop on the left into the village.

Passing the village hall, proceed for 100 yards, where the end of the tarmac driveway can be found on the right. Proceed down to the driveway to The White House.

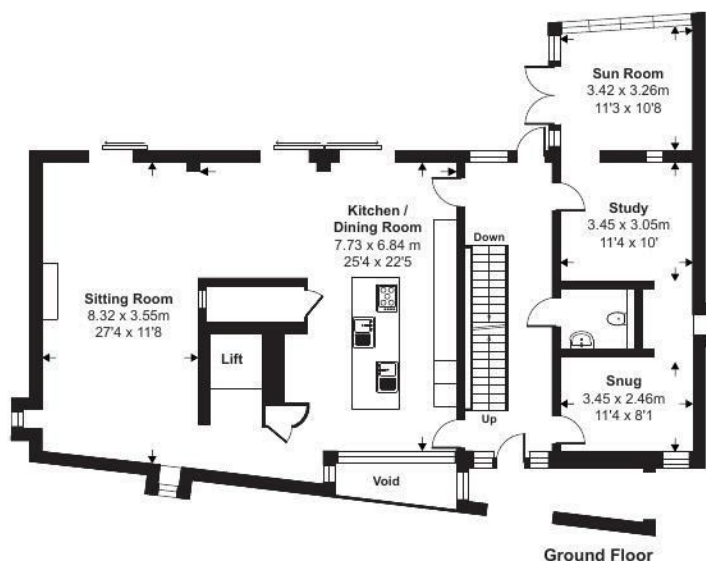
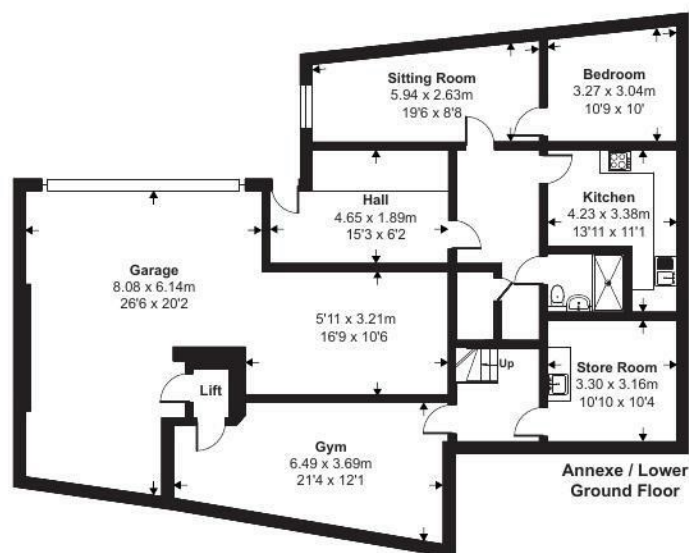


Approximate Area = 3439 sq ft / 319.4 sq m (excludes void)
 Annexe = 696 sq ft / 64.6 sq m
 Garage = 591 sq ft / 54.9 sq m
 Total = 4726 sq ft / 438.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1325139



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



