



Church View House



# Church View House

57a High Street, Halberton, EX16 7AG

Tiverton 3 Miles, M5 (J27)/Tiverton Parkway Station 3 Miles

A large detached house on an individual plot in a popular village.

- Four Bedrooms
- Large Sitting Room
- Conservatory, Utility & Study
- Air Conditioning
- Garage & Workshop
- Kitchen & Dining Area
- Family Bathroom
- Central Heating
- Council Tax Band E
- Freehold

Guide Price £550,000

## SITUATION

The property is situated close to the centre of Halberton where there is a public house, primary school, a farm shop and a lovely old Church down beyond the village pond. There are lovely walks along the towpath of the Grand Western Canal which skirts the village. The village is very accessible, lying about 3 miles from the busy market town of Tiverton, where there are a good range of shops and educational facilities including Petroc College, Tiverton High School and Blundell's School, as well as various first and middle schools. The town has an excellent sports complex, various clubs and sporting facilities, a hospital and an 18 hole golf course about 1.5 miles from the property. About 3 miles from Halberton is Junction 27 of the M5 with its adjoining Parkway Station with an Intercity link to London Paddington of approximately 130 minutes.

## DESCRIPTION

Church View House is a detached family house set in the centre of the village. It is approached through double wrought iron gates, giving access onto its own self-contained landscaped garden. The house has been built to a high standard and provides great family accommodation.



## ACCOMMODATION

The entrance hall features a staircase, an under stairs cupboard, and spotlights, leading to various rooms. The shower room/cloakroom includes a shower cubicle, low-level WC, pedestal wash hand basin, heated towel rail, and spotlights. The study has double glazed windows, a radiator, shelving, and a telephone point. The sitting room boasts a fireplace with a log burner, and double doors to a south-facing decked patio. Adjacent is a conservatory also with double doors and two radiators. The kitchen has granite surfaces, a stainless steel sink unit, dishwasher, space for a Range cooker, and spotlights. It opens into the dining area connecting to the sitting room and utility. The utility has a granite work surfaces, cupboards, a stainless steel sink unit, and space for a washer and dryer, with a door to the garage.

The landing boasts a double storage cupboard, air conditioning, and a loft hatch. Bedroom one is generously sized with an en-suite with a spacious shower cubicle, pedestal wash basin, WC, towel rail, spotlights, and built-in shelving. Bedrooms two and three are also both doubles. Bedroom four is also of a good size. The bathroom comprises a bath with a shower, pedestal wash basin, WC, towel rail and spotlights.

## OUTSIDE

The property is approached through double wrought iron entrance gates to a brick paved parking and turning area with room for parking 5 cars. There is a patio area with lawn and mature plants and shrubs, enclosed by a wall and fence.

There is a spacious single garage with up and over doors, power and a door to the rear garden. There is a further useful workshop with power and lighting.

## SERVICES

Mains water, drainage and electricity. Oil-fired central heating.

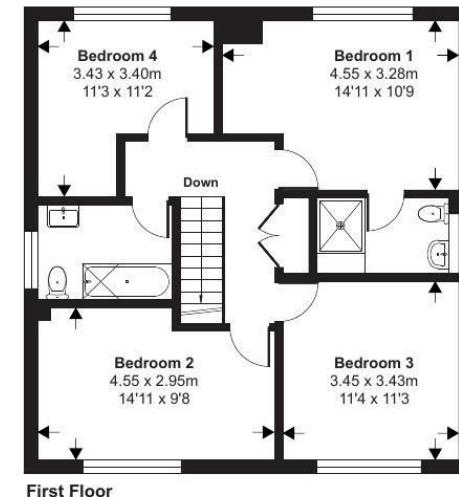
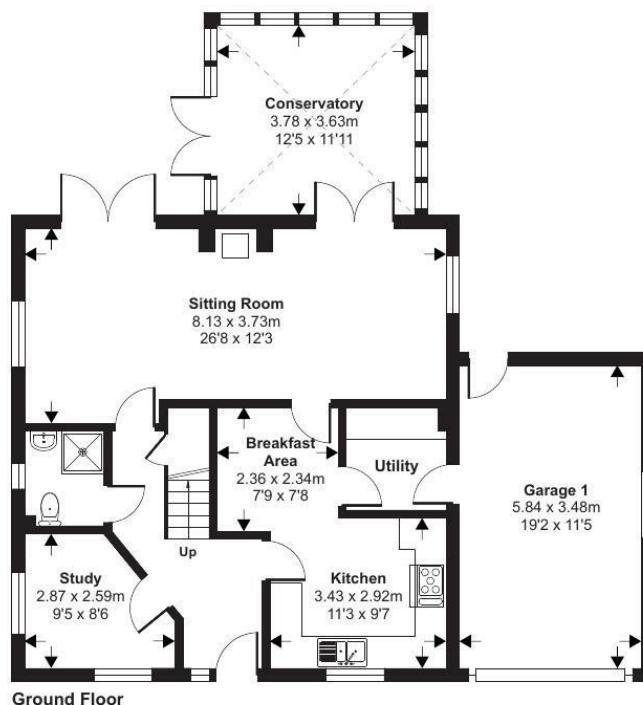
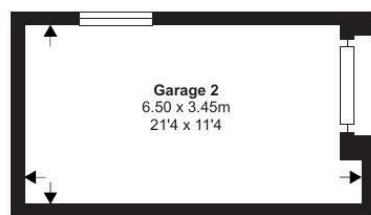
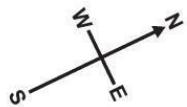
## VIEWINGS

Strictly by appointment via Stags Tiverton.

## DIRECTIONS

From Tiverton follow signs to Halberton. On entering the village follow the main street along passing the village hall on the left. About 150 yards further on you will see an entrance drive serving number 57 High Street. Turn in here as this is the shared entrance drive which also leads down to Church View House.





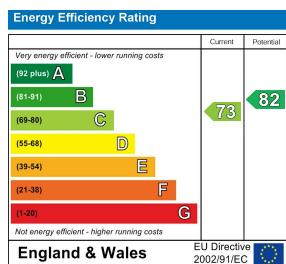
Approximate Area = 1647 sq ft / 153 sq m  
Garages = 450 sq ft / 41.8 sq m  
Total = 2097 sq ft / 194.8 sq m  
For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2023.  
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