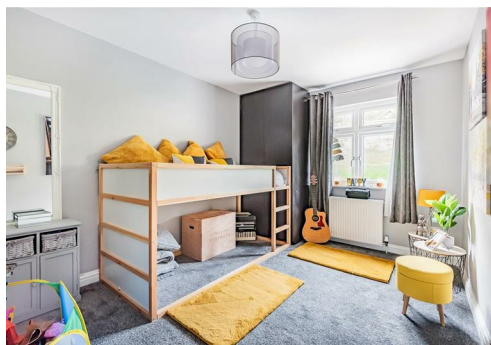




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Manitoba





Tiverton 2 miles, M5 (J27)/Tiverton Parkway Station 8 miles

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An impressive family home providing versatile accommodation with stunning far reaching views.

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- Popular Village Location
- Stunning Rural Views
- Versatile Accommodation
- 6 Double Bedrooms
- Large Gardens
- Private Driveway
- Ample Parking
- 0.98 Acres

Guide Price £895,000



### SITUATION

The property is situated in the accessible and much sought after village of Calverleigh on the outskirts of Tiverton. The village itself has a public house and local riding stable. The A361 North Devon Link Road is within 2 miles of the property and offers access to J27 of the M5, alongside which lies Tiverton Parkway Station. The popular market town of Tiverton has a wide range of amenities including both private and state schooling and a variety of shops.

### DESCRIPTION

Manitoba is an impressive family home in an elevated position enjoying fantastic views over the surrounding countryside. Set within nearly an acre of its own land, the property provides versatile accommodation across three floors as well as driveway parking for several vehicles.

### ACCOMMODATION

The impressive entrance hallway has tiled flooring throughout, with a staircase leading to the first floor and double doors through to the sitting room. A spacious dual aspect room, the sitting room has an inset feature fireplace as well as double doors opening onto an enclosed area of garden. The kitchen/breakfast room is the hub of the house, fitted with a comprehensive range of modern wall and floor units with granite worksurfaces, including a central island providing seating for up to 9 people as well as patio doors giving access to the gardens. The kitchen benefits from integral appliances including electric oven and hob, microwave, fridge, freezer, dishwasher and washing machine. Also on the ground floor is a spacious shower room with large walk in shower cubicle, vanity unit and WC.

On the first floor are three double bedrooms as well as the master suite. Benefitting from dual aspect views over the surrounding countryside, the master suite has a dressing

area leading to large en suite bathroom with bath, separate shower, vanity unit and WC. The three further bedrooms overlook the gardens. The family bathroom is fully fitted with a modern whirlpool style bath, vanity unit and WC.

To the second floor are two large double bedrooms, a useful study and a modern attractive shower room with shower cubicle, vanity unit and WC.

### OUTSIDE

The property is approached through automatically operated wrought iron gates, across a concrete driveway giving access to the large parking area with ample space for multiple vehicles. Located centrally within the plot, the property is surrounded on all sides by lawned gardens and enjoys fantastic views over the surrounding countryside and beyond. There is a further secure area of garden accessed directly from the sitting room, with gating and fencing to either end.

### SERVICES

All mains services are connected. Oil fired central heating.

### VIEWING

Strictly by appointment with the agents please.

### DIRECTIONS

From Tiverton head towards Calverleigh on Rackenford Road. Continue passed The Rose & Crown public house on the right hand side and continue past the turning for the village hall on your left hand side. The entrance to the property will be found on the left hand side after a short distance as you drop down the hill.

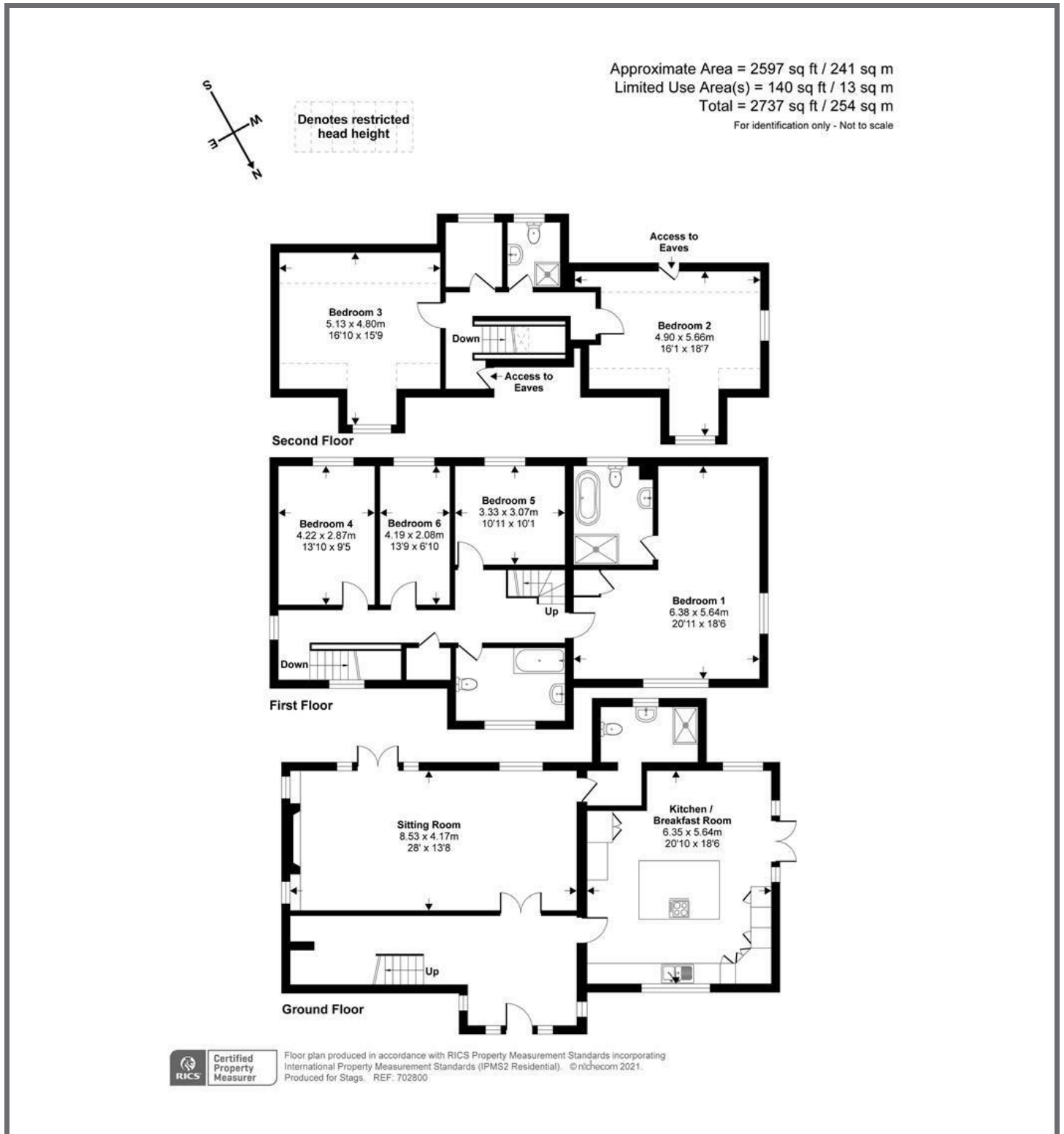
### AGENTS NOTE

The current owners have obtained planning permission for single storey extensions to either side of the property. Please contact the agents for further details.









These particulars are a guide only and should not be relied upon for any purpose.

19 Bampton Street, Tiverton, Devon, EX16 6AA



Energy Efficiency Rating		Current	Potential
<small>(Not energy efficient - lower scoring coats)</small>			
(91-100) A			
(81-90) B			
(71-80) C		65	73
(61-70) D			
(51-60) E			
(41-50) F			
(31-40) G			
<small>(Not energy efficient - higher scoring coats)</small>			
England & Wales		EU Directive 2002/91/EC	73

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