



**35 Tidcombe Lane, Tiverton, EX16 4DZ**  
**Asking Price £999,999**

*A substantial and beautifully presented five double-bedroom detached home, set within one of Tiverton's most desirable locations. Offering exceptional space throughout, this impressive property combines stylish open-plan living, versatile reception rooms and a superbly designed garden ideal for entertaining. A standout feature is the fully equipped garden studio, perfect as a home office or creative space, alongside generous driveway parking and a covered carport. Ideally positioned close to the peaceful Grand Western Canal and within walking distance of the town centre, this is a rare opportunity to secure a spacious, high-quality home perfectly suited to modern living.*



## Description

As you step inside, you are welcomed into an impressive main hallway, where exquisite wooden herringbone flooring immediately sets a tone of refined sophistication. This inviting space leads seamlessly to the staircase rising to the first floor and includes a chic ground-floor W.C. The beautiful herringbone flooring continues into the sitting room — a generous, dual-aspect retreat centred around a striking fireplace with a cosy wood-burning stove. Large arched windows flood the room with natural light and frame delightful views over the neatly landscaped front garden.

Adjacent to the sitting room is a second reception room, equally bright and elegant, featuring two expansive arched windows that offer further picturesque views across the front of the property.

At the heart of the home lies a substantial rear extension, transforming the kitchen and dining area into a luminous, open-plan space perfect for family life and entertaining. A practical utility room sits conveniently nearby, complete with a door to the rear garden and access to a sheltered decked area — ideal for alfresco dining. From the utility, a thoughtfully designed ground-floor bedroom can be reached, featuring built-in wardrobes and charming French doors opening directly onto the front garden. This versatile room offers excellent potential for an en-suite addition, making it ideal for a self-contained living space or guest accommodation.

Ascending to the first floor, the landing is beautifully illuminated by an impressive skylight. This level hosts four further bedrooms and a tastefully designed family bathroom.

The primary suite is a luxurious sanctuary, complete with a well-appointed dressing room featuring built-in wardrobes and a vanity positioned beneath the window. The elegantly panelled bedroom enjoys dual-aspect windows and leads to a stylish en-suite shower room, creating a serene private retreat.

Bedroom two is a bright and spacious double, with two windows overlooking the front garden. An open archway leads to a dressing area with built-in wardrobes and an en-suite shower room, offering both comfort and practicality.

The third bedroom is another generous double, enhanced by dual-aspect windows and fitted wardrobes, while the fourth bedroom also benefits from built-in storage and a pleasant front-facing outlook.

The family bathroom, illuminated by a Velux window, features luxurious rose-gold fixtures that complement the navy and white colour palette. Ample fitted cabinetry provides excellent storage.

Bi-fold doors from the expansive kitchen/dining extension open onto a large decked terrace, creating a seamless indoor-outdoor living experience ideal for entertaining. The deck offers ample space for outdoor seating and a hot tub, while a level lawn with stepping-stone pathing leads to a side garden. A covered decked area sits conveniently behind the utility room.

Towards the rear of the garden, a raised decked area features a charming summer house. Beyond this lies an additional lawn and access to a stunning garden studio. Defined by its glass and timber staircase leading to a spacious balcony — the perfect spot to enjoy evening sunsets — this contemporary studio boasts an impressive glazed frontage. Inside, it serves as a versatile office space, or possible residential accommodation (STPP) or creative space and includes its own shower room and utility facilities.

To the side of the property, a driveway leads to a covered carport, providing generous parking and enhancing the home's overall convenience.

## Council Tax, Tenure & Services

Council Tax - F

All Mains Connected

Freehold

Ofcom Broadband Speeds: Ultrafast 900 Mbps

Ofcom Mobile Signal: EE, O2, Three & Vodafone - Limited

## Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

## Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

## Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



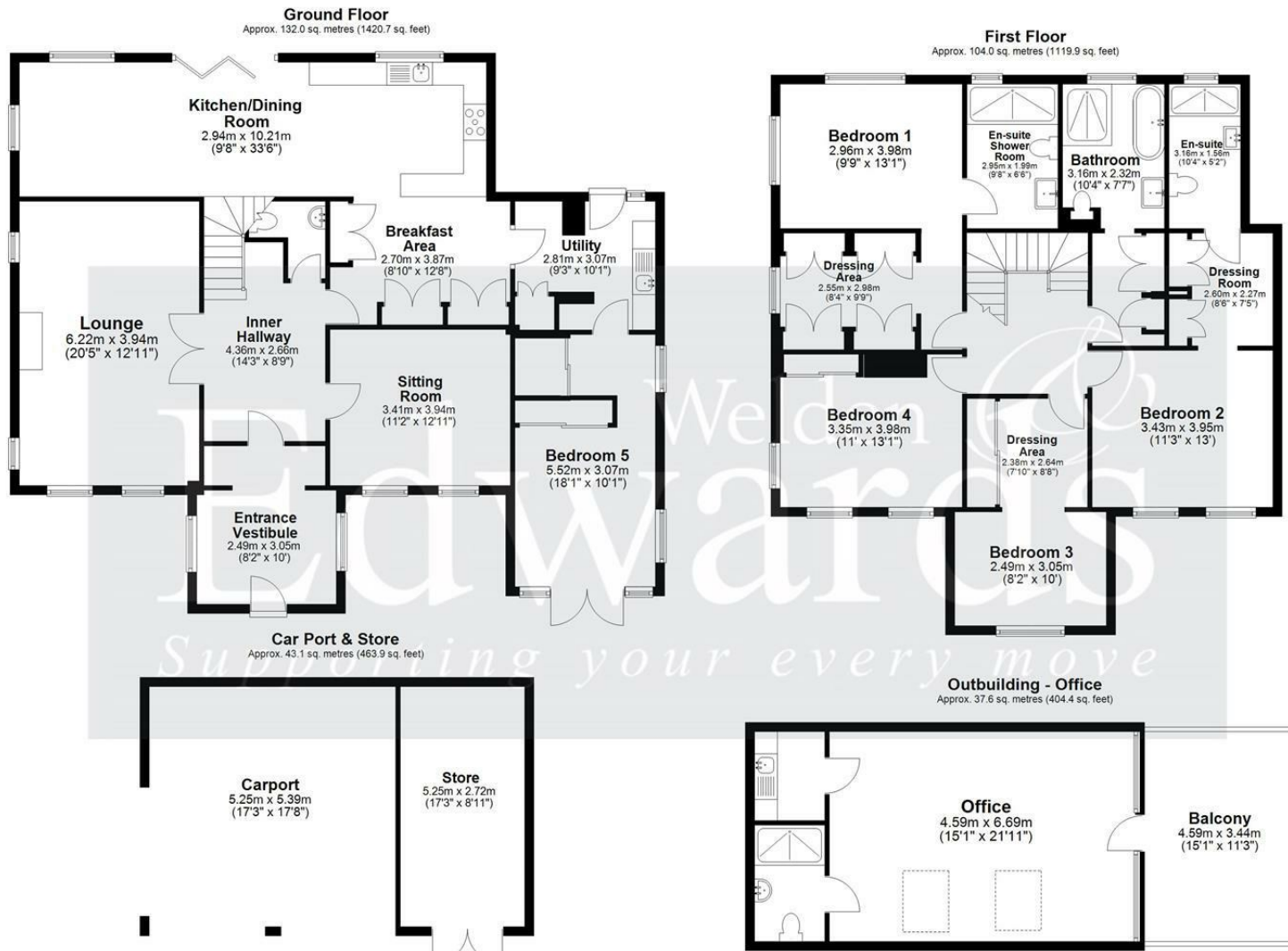




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus	A		
81-101	B		
69-80	C	76	81
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC



Total area: approx. 316.7 sq. metres (3408.9 sq. feet)

This plan is for guidance only and is not to be relied upon.  
Measurements are approximate.  
Plan produced using PlanUp.

