



Crosshill House

7 Higher Town | Sampford Peverell | Devon | EX16 7BP



“ Enjoy village life from this handsome 4 bedroom detached house, located near the church in the Higher Town area of this very popular village.

- Lots of character & spacious rooms
- Walled garden
- Lovely entrance hall
- Sitting room and dining room
- Kitchen breakfast room
- Utility room
- 4 bedrooms
- Bathroom & separate shower room
- Uffculme School catchment area
- No Onward Chain

Guide Price

£465,000

Tiverton **01884 253500**

tiverton@seddons.com





The Property

This is a superb character house situated near the church in a pretty part of this very popular village.

This elegant spacious house has been very well cared for, creating a wonderful family home that is ready to move straight into.

The wrought iron garden gate opens to a walled garden and patio area that lies at the front of the house and offers a surprising degree of privacy. There is also a garage beneath the main house, approached via a little lane at the side.

The front porch is a great place for shoes to be kicked off, the stained-glass inner door opening to a rather grand, central reception hall with doors to all the ground floor rooms and an attractive staircase up to the first floor. The reception rooms are light and spacious, the sitting room being dual aspect with a lovely multi fuel burning stove to keep warm in cooler weather. The dining room is another lovely room with plenty of space for entertaining and a pleasant outlook to the patio area of the garden. The kitchen / breakfast room lies to the back of the house stepping down from the reception hall, the long history of the property is shown by the smooth worn steps that lead into the room. The beech work surfaces compliment the character of the house and there is space in here for a table for four. A gas range is set into the chimney recess and a tucked away storage / utility area provides space for the dish washer and an additional fridge freezer. There is also a very useful utility / cloakroom, and the inner lobby has a back door to a rear courtyard within which is a store, log store and a door to the garage.

On the first floor are four good bedrooms. The master bedroom is an excellent size and being dual aspect has a

lovely light and airy feel. The second bedroom is also a great room with a pleasant view towards the church. The third and fourth bedrooms are also well proportioned, one currently doubles as a study and the other is a nursery. The main bathroom has both a bath and a shower cubicle with a thermostatically controlled shower; and in addition, there is a shower room at the end of the hall.

The garden lies to the front of the house and is really quite private. To one side is a level lawn whilst to the other is a tucked away patio area, perfect for enjoying the sunnier days.

This is an elegant and spacious house centrally located within the village and really must be seen.

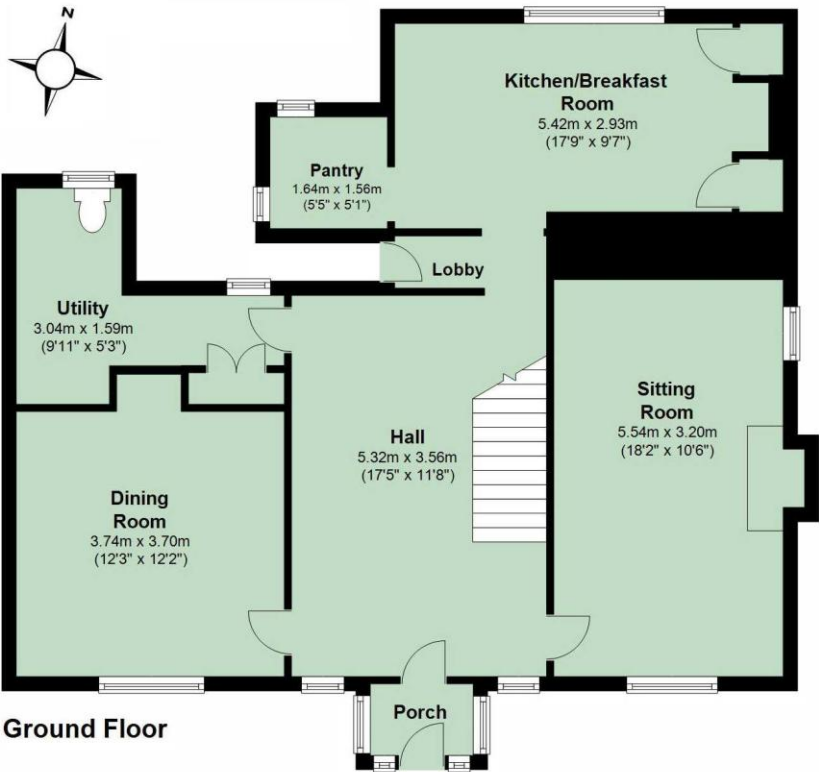
Location

Sampford Peverell is a very popular village lying only about a mile from Junction 27 of the M5 motorway, with its adjacent Parkway Rail Station (Paddington in about 2 hours). The village has a very active community and lies within the catchment of the very popular Uffculme Secondary School. The Grand Western Canal runs through the village, and there are some lovely walks along the towpath. There is a local store/post office, a pub, a historic old church, a primary school, a doctor's surgery/pharmacy, hairdresser, tennis courts, a 9-hole golf course and driving range, cricket, and football clubs.

There is a good shopping centre in Tiverton which is a thriving market town and provides excellent educational facilities including Blundells Independent School for boys and girls with its associated Blundells Preparatory School. Also in the town is Petroc College of further education and Tiverton High School. There is also a popular Golf Course, sports complex, and a hospital.

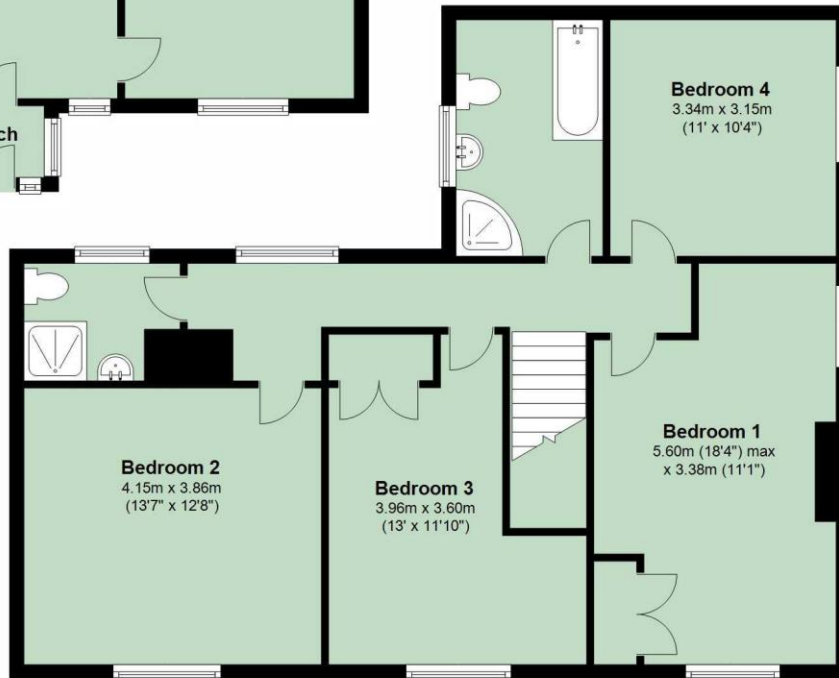






Crosshill House 7 Higher Town Sampford Peverell Devon EX16 7FD

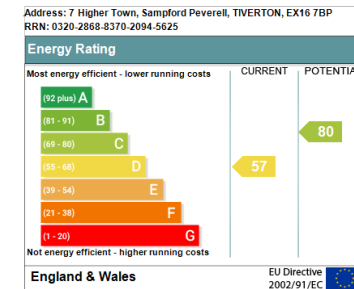
Total Area Approx 164.3sq/m 1768.2sq/ft



Directions

From Junction 27 of the M5 Motorway, take the A361 (North Devon Link Road) for about half a mile, then turn left at the first slip road into Sampford Peverell. Proceed into the village, pass the Globe Inn on your right and, immediately after crossing the canal, turn right into Higher Town. Park near the church on the right, and the property will be seen facing you.

Energy Performance Certificate (EPC rating)



Council Tax

Band E

Utilities

Mains electricity, gas, water, and drainage.