



41 Tidcombe Lane

Tiverton | Devon | EX16 4EA

“ 41 Tidcombe Lane offers significant accommodation with original period features, just on the outskirts of Tiverton, close to Blundell's School.

- 6 spacious double bedrooms
- Grade II listed
- Close to Blundell's School
- Elegant period features throughout
- 2 family bathrooms & 1 shower room
- Landscaped, mature garden
- Summer house with power and water
- Sweeping drive and double garage
- Large attic room
- Veranda with garden outlook

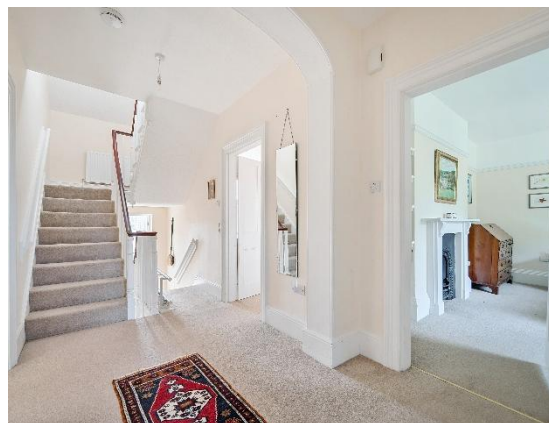
Guide Price

£750,000

Tiverton 01884 253500

tiverton@seddons.com





The Property

41 Tidcombe Lane is a delightful six double bedroom mid-terraced house, just a stone's throw from the renowned Blundell's School.

This substantial Grade II listed period residence offers a rare opportunity to acquire a home rich in history and charm. Dating back to circa 1838, the property retains a wealth of features including sash windows and feature fireplaces. The high ceilings and large windows create a bright ambience throughout.

The ground floor includes an entrance hall, a downstairs cloakroom, a generous sized kitchen with an AGA and a separate utility room. There are two sitting rooms, one which features a working chimney for a log fire and both provide the perfect space for family entertaining.

Upstairs, six double bedrooms are arranged over two floors. There are two family bathrooms and one mezzanine shower room. A large light double aspect attic room could be used as a study or office. The two double bedrooms on the second floor have views towards St Peter's Church and the beautiful Devon countryside.

Outside, the extensive level garden has been well maintained and beautifully landscaped with mature trees, a pond and a variety of plants. At the end of the garden is a Summer House with electricity, water and double-glazed windows, which would be an ideal space for hosting guests. This thoughtfully designed garden boasts a sweeping drive leading to the double garage, and additional parking.

The west-facing veranda extends from the house and provides a covered space to enjoy afternoon tea with views of the garden.

The exterior window shutters add character and with the veranda create a seamless transition between indoor and outdoor living.

To the rear of the property is an attractive east-facing enclosed courtyard which has a lovely Mediterranean feel to it. Additionally, there are two small outbuildings both with electricity and one with water. The main building was re-roofed in 2015.

Location

Tidcombe Lane is close to the Grand Western Canal, home to one of the last horse-drawn barges in the country and offering some lovely walks. There is easy commuting via the North Devon Link Road to the North Devon coast, and J27 of the M5 motorway. Tiverton Parkway Railway Station has trains to London Paddington taking approx. 2hrs, and Exeter lies approximately 15 miles to the south, offering a comprehensive range of facilities.

The town itself has a mix of many wonderful eclectic independent shops and businesses and has regular market days at the Pannier Market where there are also many special market days and evening events. You will find cosy cafes and friendly restaurants to rest at and enjoy too.

Tiverton is surrounded by lovely Devon hills yet has excellent transport links to the city of Exeter, county town of Taunton and the North and South Devon coasts. Tiverton tops many lists of the best places to live with some guides describing it as the ideal place to live for a quieter life. With something for everyone Tiverton understandably is a very popular choice when relocating to the South West.

There are excellent educational facilities in the town, with Blundells Independent School and Preparatory, Petroc College of further education, and Tiverton High School.







41 Tidcombe Lane, Tiverton, Devon, EX16 4EA



Services:

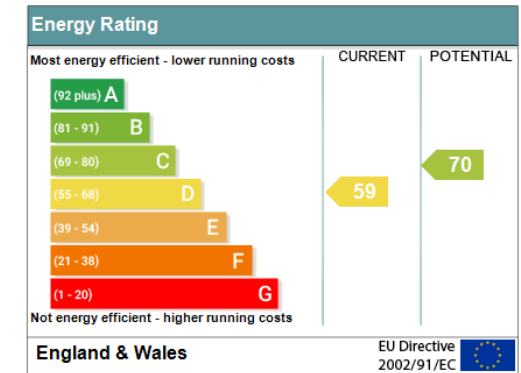
Mains electricity, gas, water and drainage.

Council Tax:

Band F

Energy Performance Certificate:

Address: 41 Tidcombe Lane, TIVERTON, EX16 4EA
RRN: 0370-2656-1560-2125-3211



Directions:

From the multi storey car park turn left on to the Great Western Way. Go straight across at the next two roundabouts and proceed through the Blundells School campus. Turn right into Tidcombe Lane. Go straight across the mini roundabout and the property will be seen on the right-hand side just prior to the Glebelands Road turning on the left.