



High Street, Halberton, EX16 7AG

Nestled in the picturesque village of Halberton, this spacious detached property offers an ideal blend of modern amenities and traditional charm. Perfect for families and professionals alike, this home provides ample living space and versatility.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



DESCRIPTION:

This spacious detached family home in Halberton offers a comfortable and versatile layout, perfect for modern living. Situated in a desirable location, the property boasts ample living space and attractive features throughout.

On the ground floor, you'll find a welcoming lounge for relaxation and entertainment, a well-appointed kitchen with modern fixtures, and a dining room ideal for family meals. There's also an office for remote work or study, a study room for hobbies or retreat, a convenient downstairs WC, and a versatile conservatory that can serve as a light-filled entrance to the outdoors.

Upstairs, there are four generously sized bedrooms, including a master bedroom with the potential for an en-suite bathroom, and a spacious family bathroom that caters well to household needs.

The property includes an annex separate from the main house, featuring a self-contained kitchen/dining room and a comfortable bedroom, offering privacy and flexibility for guests or extended family.

Outside, the home boasts a very good-sized garden space, perfect for outdoor activities and relaxation, along with a driveway providing parking for 4-5 cars, ensuring convenience for residents and visitors alike.

This property presents a rare opportunity to acquire a substantial family home with the added benefit of an annex, all located in the highly sought-after area of Halberton. Viewing is highly recommended to fully appreciate the space and potential this home has to offer.

Council Tax: Band D - Mid Devon

Services: Mains gas, electric, water.

Broadband: Superfast Full Fibre Broadband within This Postcode, Fibre to the cabinet (Checked on 18.07)

Mobile Signal: You are likely to get good coverage. (Checked on 18.07)

Tenure: Freehold

Directions:

What3words: models.enthused.partners



AT A GLANCE:

Detached Family Home
Large rooms throughout
Kitchen / dining room
ideal for entertaining
Study
Annex
Off-Street Parking

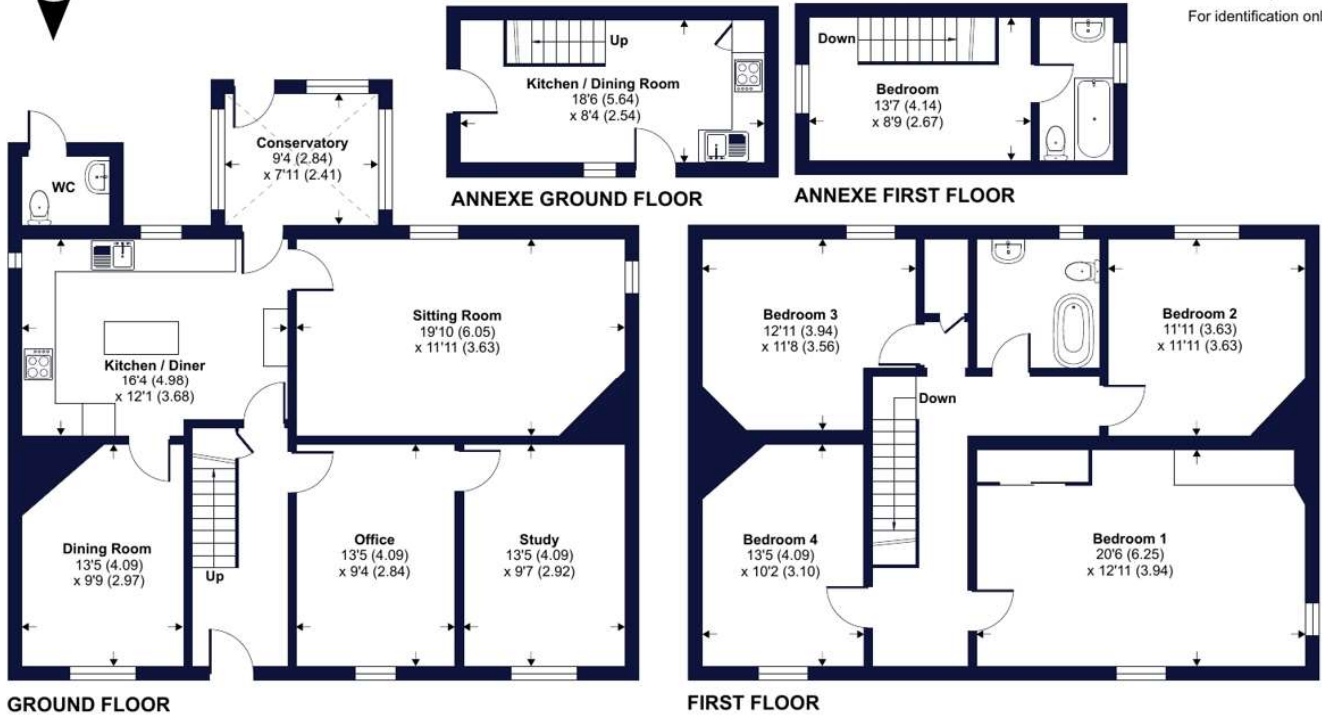
PROPERTY INFORMATION:

To be advised
Council tax Band: D
Mains electric, gas, water and drainage.

High Street, Halberton, Tiverton, EX16

Approximate Area = 1989 sq ft / 184.7 sq m
 Annexe = 320 sq ft / 29.7 sq m
 Outbuilding = 22 sq ft / 2 sq m
 Total = 2331 sq ft / 216.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Winkworth. REF: 1159043



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	77
E (39-54)	63
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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