8 Fore Street, Tiverton, Devon, EX16 6LH

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Clements, 42 High Street, Halberton, Tiverton, EX16 7AG

Asking Price £450,000

- **4-bedroom home with annexe**
- **Vaulted kitchen ceiling**
- **Separate 1-bedroom annexe**
- **Generous lawned garden**
- **Spacious, characterful interiors**
- **Wood-burning stove feature**
- **Private paved courtyard**
- **Garage and parking**

A substantial four-bedroom village home with characterful accommodation, established gardens and a separate one-bedroom annexe, ideal for multigenerational living.

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Council Tax Band: D













Situated in the popular village of Halberton, this substantial and individual four-bedroom home offers generous, characterful accommodation together with a separate one-bedroom annexe, making it particularly appealing to families seeking space for more than one generation.

The property is approached via a shared courtyard, with a private paved area providing access to the main house.

An entrance hall leads to a cloakroom and utility room, while the spacious sitting room provides two distinct seating areas arranged over slightly different levels. Exposed timberwork and a feature fireplace housing a wood-burning stove add character to this versatile living space.

The kitchen/dining room is another attractive feature, with a vaulted ceiling, exposed roof timbers, rooflights and a tiled floor with underfloor heating. There is ample space for a family dining table, and newly installed patio doors provide access outside.

On the first floor are two double bedrooms, a family bathroom and a separate shower room, together with useful landing storage. Two further double bedrooms occupy the second floor.

Utilities
Mains gas, electric, water, and drainage
The main house benefits from mains gas central heating and a wood-burning stove.

Tenure
Freehold

Council tax
Band D

The Annexe

Across the courtyard is a separate, self-contained annexe, providing additional accommodation particularly suited to extended family living.

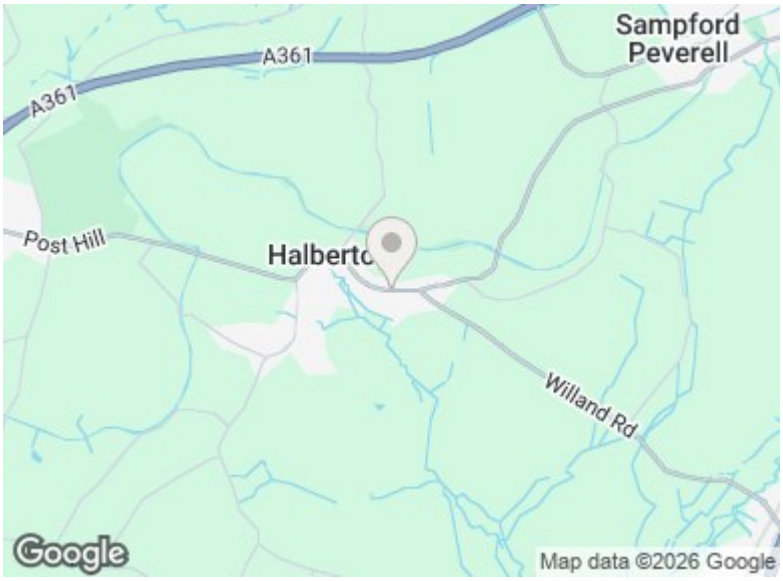
The ground floor comprises a fitted kitchen and cloakroom, with stairs leading to a light first-floor sitting room. French doors open directly onto the raised rear garden, while a double bedroom benefits from an en-suite shower room and recessed wardrobe space. A garage is incorporated beneath the bedroom.

The annexe is subject to a planning condition requiring its use to remain ancillary to the main dwelling and preventing its use, letting or disposal as a separate unit of accommodation.

The established rear garden is approached via steps and provides a generous lawned area surrounded by mature trees, shrubs and planting, offering an attractive setting with considerable privacy. There are paved seating areas, a greenhouse and space for keen gardeners to enjoy. Parking on the gravelled area, in addition to the garage.

Altogether, this is an interesting and versatile village property, combining spacious family accommodation, established gardens and the valuable addition of a separate annexe.

Annexe Utilities
Mains electric, water, and drainage, Electric heating

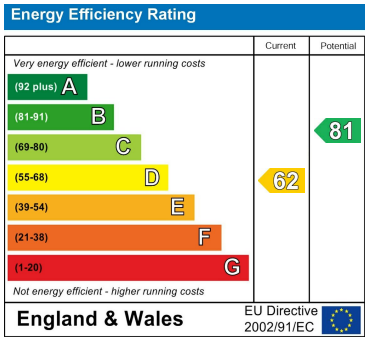


Directions

What3words - races.bank.deeds

Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.



EPC Rating: D





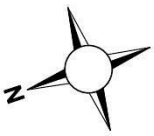


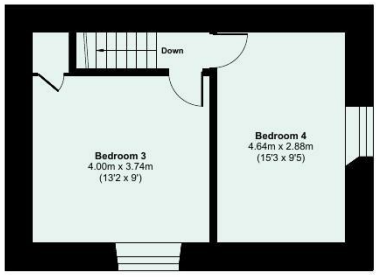




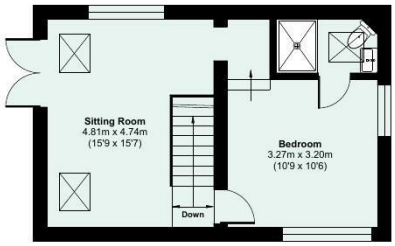


Approximate Area = 1698 sq ft / 157.7 sq m
Garage = 96 sq ft / 8.9 sq m
Annexe = 578 sq ft / 53.6 sq m
Total = 2372 sq ft / 220.2 sq m
For identification only - Not to scale

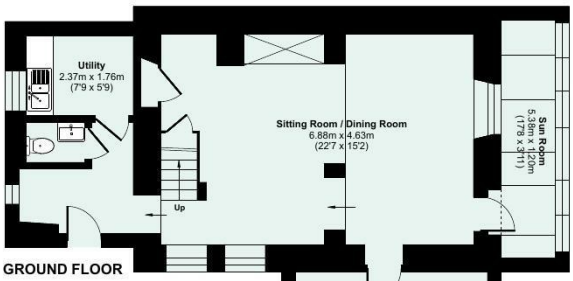




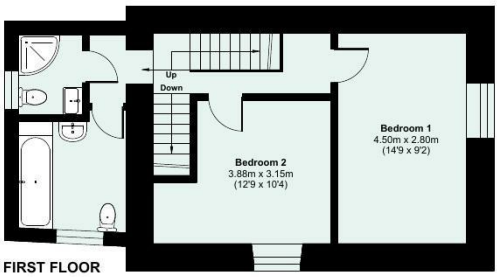
SECOND FLOOR



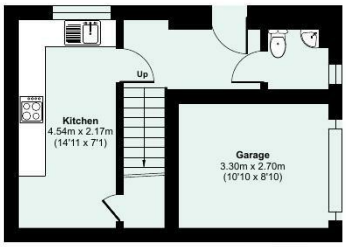
ANNEXE FIRST FLOOR



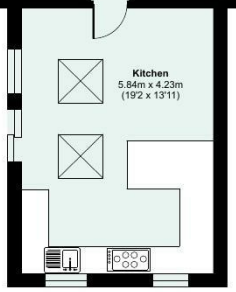
GROUND FLOOR



FIRST FLOOR



ANNEXE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1540660

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