The Warren, 48 Canal Hill
Tiverton



Strutt & Parker

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A substantial period house offering versatile accommodation with excellent scope for modernisation, nestled in a well-connected location close to the Grand Western Canal





The property

The Warren is being offered for sale with no onward chain after 55 years in the same family. It is a detached period house with traditional styling and a wealth of original and historical character, occupying a sought-after position in Tiverton, just 150m from the start of the Grand Western Canal and within easy reach of the surrounding countryside. The property benefits from a layout which is very versatile, and has adapted for the needs of a family with young children, then teenagers, and finally a couple in their later stages of life. It offers scope for modernisation and the potential to create ancillary accommodation, subject to obtaining the necessary consents.

The principal ground-floor reception rooms are the drawing room and the dining room, both situated in the eastern wing. The drawing room has an open fireplace and dual-aspect windows, including French doors opening out onto the front gardens. At the rear, the dining room features exposed wooden floorboards and a fireplace fitted for a wood-burning stove. A central family room with areas for sitting and dining adjoins the kitchen, which has fitted units, integrated appliances and a cast-iron Rayburn range. A generous pantry and utility room provide additional storage and space for household appliances, while a shower room completes the ground-floor accommodation.

Upstairs, the landing leads to a south-facing balcony and very versatile accommodation. There are five double bedrooms and a room which has been used as a study and a sitting room, which with a bedroom and shower-room has provided separate accommodation. This room also has the potential to create a principal bedroom with dressing room and en suite. There is a family bathroom with an over-bath shower, and a separate WC.



A secondary staircase off the utility room offers the opportunity for ancillary accommodation to be created if desired.

Electric gates at the entrance open onto a driveway providing ample parking and access to a garden storage shed. The walled garden offers scope for landscaping and currently include areas of lawn and established hedgerows, with mature trees providing a high degree of privacy. A two-storey outbuilding adjoins the property and offers excellent potential for conversion into further accommodation, subject to obtaining the necessary consents.

Location

The Warren lies in a desirable position on the edge of the bustling and historic town of Tiverton, sitting just above the Grand Western Canal and just over half a mile from the town centre. Tiverton provides a wide range of everyday amenities, including a choice of shops, a wide variety of supermarkets including an M&S Foodhall, plenty of restaurants and cafés and a wealth of leisure facilities, including various parks and golf at Tiverton Golf Club. The town also has access to numerous schools, including the independent Blundell's Preparatory School and Blundell's School for which the property lies in the reduced fee catchment area. Tiverton Parkway mainline station provides direct services to London Paddington and Exeter, while the M5 is seven miles away, offering access north towards Taunton and Bristol. Exeter, with its extensive shopping, cultural attractions and international airport, is also within easy reach. The area offers superb walking, riding and cycling routes, with the beautiful Exmoor National Park to the north, and to the northwest, the rugged North Devon coastline.

Postcode region: EX16

General

Local Authority: Mid Devon Council
Services: Mains electricity, gas, water and drainage.
Council Tax: Band F
EPC Rating: E
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

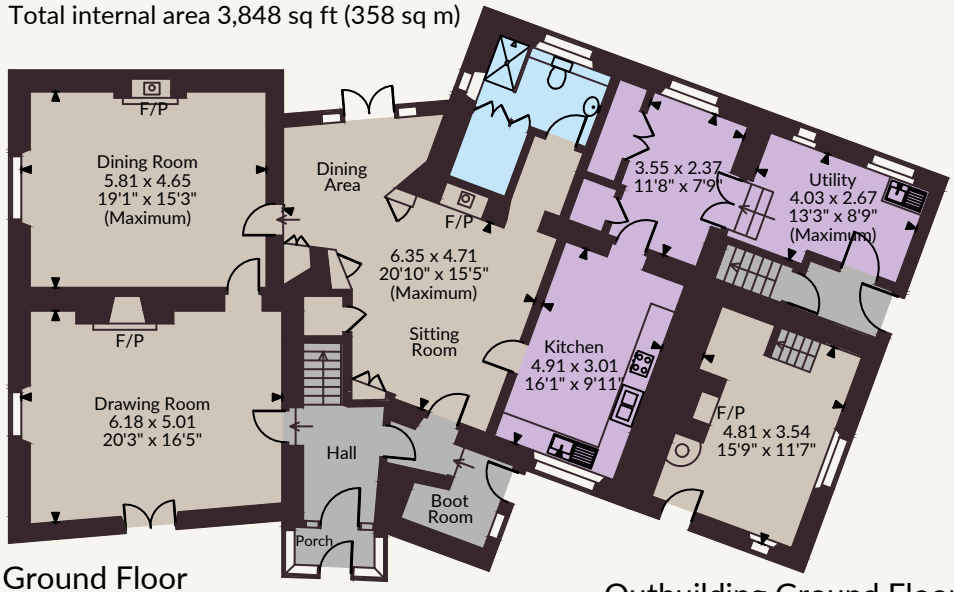
3,453 sq ft (321 sq m)
Three reception rooms | Five double bedrooms with study/sitting/ dressing room | Family bathroom and two shower rooms | South-facing balcony | Potential to create ancillary accommodation | Adjacent outbuilding with development potential | Electric gated driveway Ample parking | Garden | Freehold
Offers in Excess of £500,000





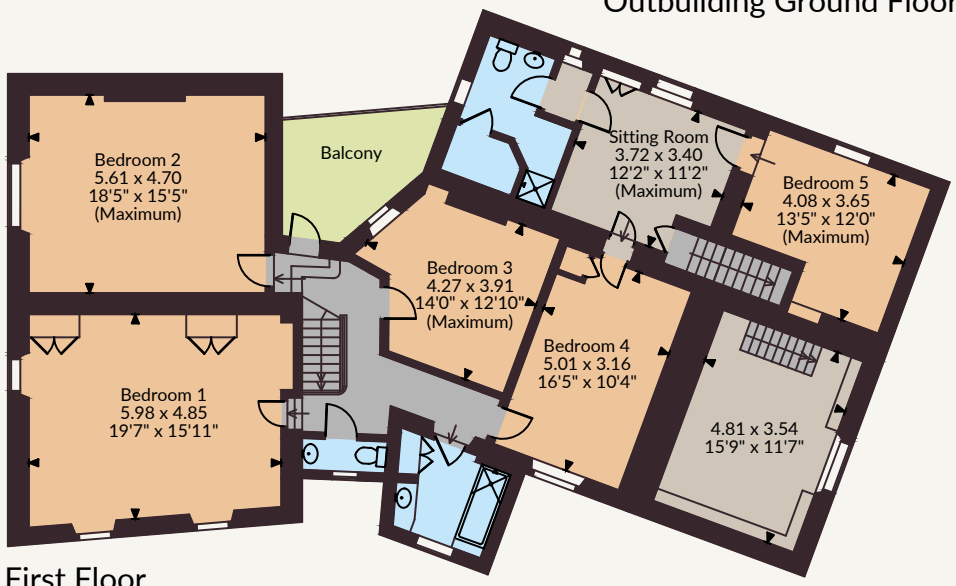


The Warren Canal Hill, Tiverton
Main House internal area 3,490 sq ft (324 sq m)
Outbuilding internal area 358 sq ft (33 sq m)
Total internal area 3,848 sq ft (358 sq m)



Ground Floor

Outbuilding Ground Floor



First Floor

Outbuilding First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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