Sky End

Templeton, Tiverton, Devon

STRUTT & PARKER

BNP PARIBAS GROUP

A striking contemporary home offering luxury accommodation, with an annexe, extensive outbuildings and approx. 6 acres

An exceptional family home offering more than 5,000 square feet of luxury living with flexible accommodation and bespoke, high quality fittings throughout. Outside there are extensive outbuildings, including a purpose built American Barn with stabling and garaging for multiple vehicles, separate 4 car garage/gym and a party barn. All set in naturally landscaped grounds with ménage and paddocks, in a peaceful rural position.

- **4 RECEPTION ROOMS**
- **7 BEDROOMS**
- **6 BATHROOMS**
- **4 CAR GARAGE, AMERICAN BARN + PARTY BARN**
- **6 ACRES**
- **FREEHOLD EPC - BAND B**
- **RURAL**
- **5,006 SQ FT**
- **GUIDE PRICE £1,650,000**

The property

Sky End is a substantial, contemporary home providing flexible accommodation as a five bedroom main home with two bedroom ground floor annexe or holiday apartment. The house has contemporary styling throughout with an impressive double-height reception hall with floor-to-ceiling windows, glass roof and galleried landing above. Glazed double doors lead through to a spacious and bright sitting room with double-height ceiling, wood panelled feature wall fitted with a contemporary log burner, and bi-fold doors opening onto a rear terrace with beautiful countryside views. An adjoining study provides useful and peaceful space for home working. The heart of the home is the expansive open-plan social kitchen, with sitting area with log burner and dining area. Full height windows and bi-folds create a connection to the large west facing terrace welcoming plenty of natural light into the space.

The kitchen has contemporary fitted units with integrated high end appliances including dishwasher, full height fridge and adjacent freezer, steam oven and electric ovens. A large central island is the focal point of the room with induction hob, second under counter electric oven, wine chiller, granite worktop with breakfast bar and an overhead extractor fan and lighting. The spacious adjoining utility room is fitted with matching units providing plenty of storage space, a sink and a door to the outside terrace. A useful cloakroom and separate boot/drying room, located off the hall, completes the ground floor accommodation. Upstairs the galleried landing leads to five beautifully presented and spacious double bedrooms, all with floor to ceiling windows and wonderful views over the rolling Devon countryside. Four bedrooms have en-suites with full height Porcelanosa tiling and are fitted with extensive built-in storage, the fifth bedroom shares a Jack and Jill showeroom with the neighbouring bedroom, which gives flexibility to use this room as a dressing room, TV room, study or fun bunk room. The principal bedroom boasts a spacious, luxury en-suite bathroom with stone bath, stylish double stone contemporary sink and walk-in shower. Finally, a useful linen room completes the upstairs accommodation.

Downstairs two internal doors and a walkway connects the main ground floor accommodation to the annexe which can be used in addition to the main house, or provides opportunities for multi-generational living, guests or income potential.

The annexe has a separate entrance to the main house and provides further beautifully presented accommodation including an open-plan fully fitted kitchen with granite worktops and integrated appliances, dining area and sitting area, complimented by bi-fold doors that open onto a landscaped terrace with country views. Within the annexe are two ground floor double bedrooms, one of which is en-suite, and a separate bathroom both with full height Porcelanosa tiling. The property has natural wide plank oak flooring with zoned underfloor heating throughout the ground floor. There is a high level of insulation which leads to lower heating costs overall. The high specification of this home includes super-fast broadband with fibre optic cabling to the house, ample lighting and power to all areas and hard wiring for an audio system.

Outside

The gardens surrounding the house have been expertly landscaped and are mainly laid to lawn with borders and natural wildflower areas, with the focus on architectural planting offering year-round interest together with ease of maintenance.

The various granite terraces around the property catch the sun at various times of the day with the expansive west facing kitchen terrace providing excellent space for al fresco cooking, dining and seating and glorious sunsets.

In front of the property, a gravel area has dual use as parking area/petanque court. Beyond this, is a beautifully landscaped and lit sunken fire pit area leading to a rustic party barn with bar. This provides an excellent entertaining feature and is set within mature woodland of approx a quarter of an acre.

Garaging includes a purpose built four car garage and workshop/gym area with an EV charging point, heating and double eletrically operated roller doors. The building has been insulated and plastered which offers the potential for ancillary use (subject to necessary consents). A substantial purpose built American Barn has been separated into two connected via an internal door.

The stabling has half-glazed fully sliding doors leading to three bright and airy internal stables and a beautifully fitted tack room with boarded storage area above. The three stables have in/out access to all-weather corrals. There is a wash area, internal water supply and separate WIFI. The other side of the barn has ample power and lighting, a large industrial electric roller door and is used for general storage, horsebox and motorhome parking. There is flexibility for other uses and it could easily be converted into one big space. Adjacent to the American Barn is a 40m x 20m ménage with full drainage and a sand/ Flexiride surface. All paddocks have water connected and are fenced with permanent electric 'Hotcote' fencing. The property is accessed via a private 100m tarmac driveway, bordered by wildflower planting and offering stunning views of the beautiful rolling countryside which surrounds the property. Bespoke electrically operated gates with drystone pillars complete this unique and exceptional property.

Location

Sky End is set in a rural position just outside the small village of Templeton. Templeton has a village hall with twice weekly member's bar, 13th century church and a friendly and active community. Surrounded by beautiful Devon countryside, the village is 18 miles north of the city of Exeter and 5.5 miles from the town of Tiverton. A bustling and historic town, Tiverton provides a wide range of everyday amenities, including a hospital, choice of shops, supermarkets, plenty of restaurants and cafés and leisure facilities. The area also offers an excellent selection of schools, including the independent Blundell's School, for which the property is located within the 10 mile reduced-fee catchment area. The cathedral city of Exeter, about 17 miles away, is the most thriving city in the South West. Exeter offers a wealth of cultural activities with theatres, many good restaurants, the RAMM museum, an arts centre and a variety of excellent shopping. Communication links are excellent: Tiverton Parkway mainline station provides direct services to London Paddington (some journeys taking under two hours), Bristol and Exeter, whilst the M5 is 11 miles away with easy access to Exeter, Taunton, Bristol and onto the national motorway network.

Distances

- Tiverton Parkway Station 12.6 miles
- M5 junction 27 12.5 miles
- Tiverton 4.2 miles
- Cullompton 11.7 miles
- Crediton 16.5 miles
- Exeter 18 miles
- Taunton 27.6 miles

Nearby Schools

- Blundell's Preparatory School
- Blundell's School
- Bolham Primary School
- Uffculme School
- West Buckland School
- Wellington School
- Taunton School
- King's College Taunton
- Queen's College Taunton
- The Maynard School
- Exeter Cathedral School

BAR

Floorplans

Main House internal area 5,006 sq ft (465 sq m)
Garages internal area 1,919 sq ft (178 sq m)
Outbuildings internal area 1,598 sq ft (148 sq m)
Annexe internal area 691 sq ft (64 sq m)
Total internal area 8,277 sq ft (769 sq m)
For identification purposes only.

Directions

EX16 8BT

what3words: ///panoramic.responded.coasting - brings you to the driveway

General

Local Authority: Mid Devon District Council

Services: Mains electricity and water. Private bio-treatment plant which is compliant with current regulations. Oil fired central heating. Super-fast broadband with fibre optic cabling to the house

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: Band G + Band A (annexe)

EPC Rating: B

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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