

Guide Price £550,000



Willhay House 4 Pond Hill, Halberton, Tiverton, Devon, EX16 7AP

- Grade II listed 17th-century cottage
- Church tower views from the garden
- Spacious dining room
- 3 bedrooms
- 2 garages and plenty of parking
- Quiet, traffic-free historic setting
- Cosy inglenook in the sitting room
- Kitchen, utility, and office
- Large garden
- Great road and rail access

Sales, Lettings, Mortgages:

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Willhay House 4 Pond Hill, Tiverton EX16 7AP

A Grade II listed 17th-century cottage in older Halberton. Large garden, church views, two garages and plenty of parking. Close to the canal, farm shop, M5, and railway station.



Council Tax Band: E



Willhay House occupies a wonderfully tucked away position within the older part of Halberton, set among a small cluster of historic buildings well away from the main village road. This quiet pocket sees no passing traffic, preserving a deeply peaceful atmosphere that truly feels a world away from the rush of modern life. From the garden, an outlook beyond the property takes in the parish church, with its tower rising distinctively above the cottage roofline—a constant, grounding reminder of the property's situation within the traditional village setting.

Arriving at the house, a gabled porch offers a sheltered entrance to remove shoes and coats before opening the historic front door into the main living spaces. The sitting room immediately shrouds you in olde world charm, defined by low ceilings and centred around a magnificent inglenook fireplace. The dining room provides a remarkably spacious setting, currently accommodating a table with ten place settings and finished with an open fireplace framed in a handsome Bath stone surround.

At the rear, an extension transforms the home's footprint. Here, the kitchen has a vaulted ceiling offering plenty of space, storage, and working surfaces. Positioned right alongside is a dedicated room perfectly suited as a home office, keeping remote working completely separate from the main living quarters. In a charming nod to local history, this part of the property was once the village sweet shop. The ground floor continues with a practical utility area, a bathroom, and a separate shower cubicle, which lead into a spacious store and onward into an adjoining garage.

Upstairs, the first-floor houses three well-proportioned bedrooms. There are two comfortable doubles—the second featuring its own private sink—alongside a third bedroom that serves as an excellent single or

additional home office. A convenient cloakroom is located off the landing.

Outside, the garden is something of a pleasant surprise, being much larger than one would expect so close to the centre of a village. Principally laid to lawn with a very attractive gravelled seating area at its centre, the view back across the lawn beyond the cottage reveals the church tower, capturing that archetypal feel of a small Devon village. The garden would not be complete without a range of fruit trees. Beyond lies a further, walled kitchen garden that has proved remarkably productive in the past, framed by what appears to be a Victorian-era red brick wall. With plenty of parking and an additional detached garage completing the package, Willhay House is a rare and wonderful retreat.

Halberton itself is a thriving community served by a very popular farm shop, a village hall, a primary school, and a local pub. The canal, a designated country park, runs along the perimeter of the village, along which there are some lovely walks. At the same time, the location is exceptionally convenient, offering easy access to the M5 and Tiverton Parkway station for straightforward travel further afield. All in all, this is a wonderfully practical position yet set firmly within the midst of a peaceful Devon village.

Services:
Mains electricity, gas, water, and drainage

Tenure:
Freehold

Council Tax:
Band E

Local Authority:
Mid Devon District Council

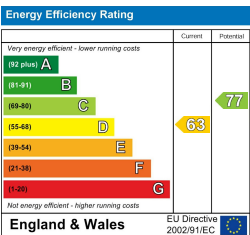
Directions

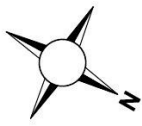
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Viewings

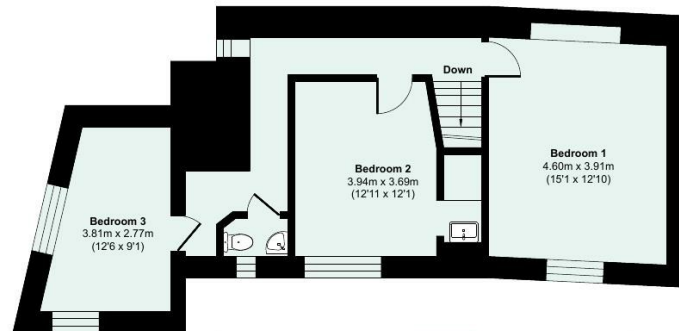
Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

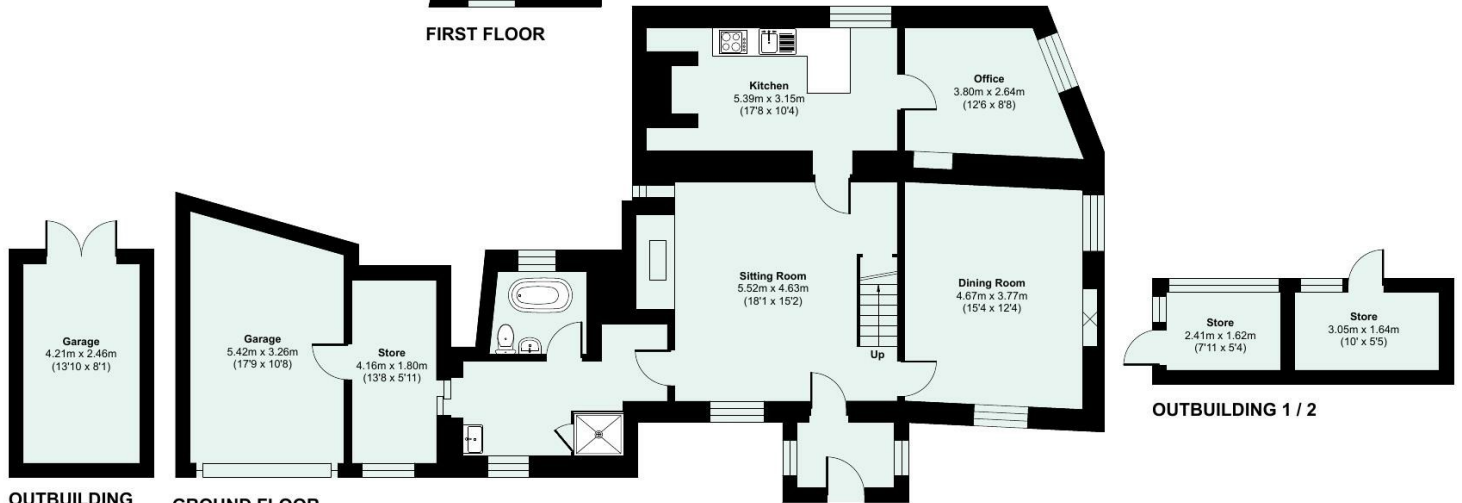




Approximate Area = 1628 sq ft / 151.2 sq m
 Garage = 170 sq ft / 15.7 sq m
 Outbuilding = 208 sq ft / 19.3 sq m
 Total = 2006 sq ft / 186.2 sq m
 For identification only - Not to scale



FIRST FLOOR



OUTBUILDING

GROUND FLOOR

OUTBUILDING 1 / 2



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: 1492999

