



Bradley House , Tiverton, Devon EX16 4NS
Asking Price £1,100,000

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Introducing an absolutely breath taking five-bedroom detached Georgian residence, nestled in the charming village of Ash Thomas. This remarkable home has undergone a comprehensive renovation, meticulously completed to the highest standards, ensuring it is primed for immediate occupancy. Every detail has been thoughtfully considered, creating a seamless blend of classic elegance and modern comfort. Don't miss the opportunity to make this exquisite property your forever home!



Description

Welcome to Bradley House, built from locally sourced stone and crowned with a classic slate roof, Bradley House exudes the charm and grandeur emblematic of British architectural style. The home is distinguished by its generous room sizes and soaring ceilings, which together create an airy and inviting atmosphere. The renovation process has uncovered breath taking original features, such as a historic well and hand pump, while skilfully blending modern conveniences to maintain the property's unique character. Enhancements include inviting wood-burning stoves, chic floor tiles in the hallway, resilient wood-effect flooring, and exquisite, energy-efficient double-glazed windows crafted from premium Accoya wood. This perfect fusion of history and contemporary living makes Bradley House truly exceptional.

As you approach the property, the striking grounds captivate your attention. A long private driveway leads you to this impressive abode, complemented by a spacious gravel area offering driveway parking for multiple vehicles. The expansive garden spans approximately half an acre, providing ample space for family enjoyment and outdoor activities. A lovely terrace, accessible from the kitchen/diner, is the perfect setting for alfresco dining, allowing you to savor the beauty of your surroundings.

Upon entering Bradley House, an expansive entrance hall greets you, featuring stunning tiled flooring that grants access to all the main rooms on the ground floor. To the left, the snug invites you in—a cozy retreat ideal for unwinding after a long day. In the colder months, warm up by the wood burner set in a picturesque stone and brick fireplace, while summer allows for the refreshing breezes to flow in through the patio doors.

Beyond the snug, a door opens into the garden room, a sun-soaked space that offers versatile utility; currently utilized as a gym, it could easily be transformed into a tranquil home office or creative studio.

At the rear of the entrance hall, a door on the left leads you into the charming lounge, which boasts ample space for your furnishings and cozy gatherings. This area flows into an inner hall with stairs that ascend to the studio—a stunning room drenched in natural light and ideal for a variety of uses. Descending the stairs, a door opens to the garage, complete with sliding barn doors, providing valuable storage or extra parking space if needed.

To the left of the entrance hall, the kitchen diner unfolds, featuring an array of shaker-style wall and base units elegantly paired with timber worktops. The kitchen island serves as both a seating area and additional storage. Equipped with a range of modern appliances, including a dual oven Aga set within a magnificent fireplace, this kitchen is a chef's delight. The dining area showcases harmonious Herringbone flooring that gracefully unites both sections, with ample space for a sizable dining table, making it a perfect venue for social gatherings. As a finishing touch, a wood burner and patio doors leading to the terrace ensure warmth and connection to the outdoors.

Adjacent to the kitchen, the thoughtfully added Boot Room enhances utility and convenience. Complete with bespoke storage units, plumbing for a washing machine, and

space for a tumble dryer, it's a practical addition to everyday life. This space also includes a walk-in pantry and a separate shower room, with a door providing access to the front garden.

Ascending to the first floor reveals three well-appointed bedrooms and a stunning family bathroom. The master bedroom is a luxurious retreat featuring a generous walk-in wardrobe and an elegantly fitted ensuite. Bedrooms Two and Three are also spacious double rooms, offering comfort and versatility. Completing this level, the family bathroom boasts a captivating freestanding bath, a large walk-in shower, and a double vanity, ensuring a touch of indulgence for the household.

The third floor presents two additional expansive double bedrooms, one currently transformed into a lively games room, providing a perfect space for leisure and entertainment.

Bradley House is not just a home; it's a sanctuary where history and modernity converge, offering a lifestyle of comfort and sophistication.

Council Tax, Freehold & Services

Council Tax Band - F

Freehold

Air Source Heat Pump - Underfloor Heating on All Three Floors

Septic Tank

Ofcom Broadband Speeds - Ultrafast 900mbps

Ofcom Mobile Signal - EE None & O2, Vodafone and Three - Likely

Ash Thomas

Ash Thomas is a small village located in Devon, England, near the town of Tiverton. Known for its rural charm and peaceful surroundings, the village features traditional English cottages and beautiful countryside views. The community is characterized by its close-knit atmosphere, with locals often participating in various community events and activities. Surrounded by farmland and scenic landscapes, Ash Thomas offers opportunities for outdoor activities such as walking and cycling. The village's location provides easy access to larger towns like Tiverton, which offers more extensive amenities and services. Overall, Ash Thomas exemplifies the tranquillity and beauty of a quintessential Devonshire village, making it an attractive place for those seeking a quiet, rural lifestyle.

Sales Enquiries

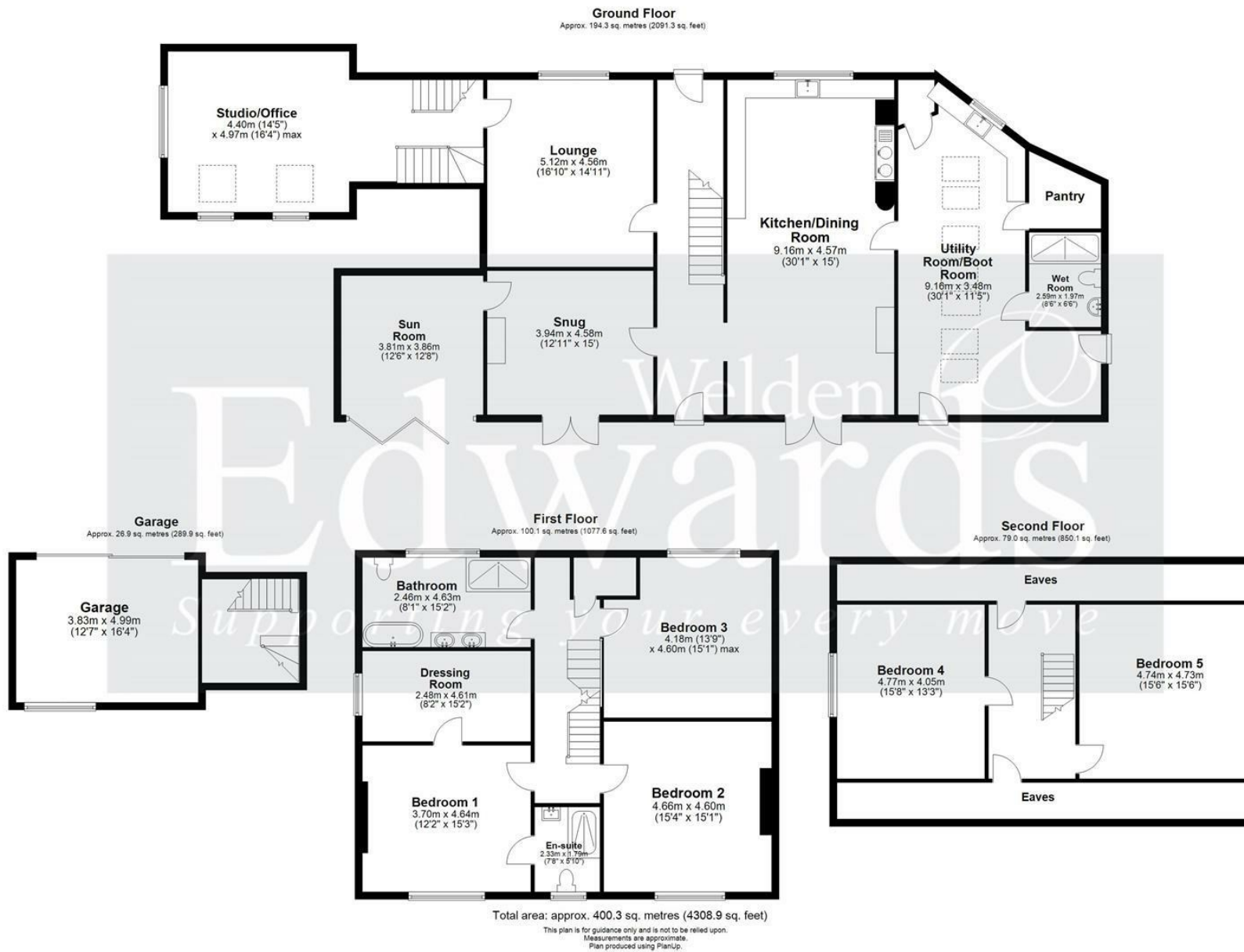
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	85
	EU Directive 2002/91/EC	



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