



49 Fore Street, Bradninch

Guide Price **£550,000**

49 Fore Street

Bradninch, Exeter

- Gorgeous period house
- Super village location
- Renovated entirely in 2022
- 4 double bedrooms with ensuite
- Wonderful kitchen/family room
- 3 further reception rooms
- Utility and ground floor WC
- Good sized, private rear gardens
- Off-road parking
- EPC: B - Freehold

Every so often, a home comes along that perfectly blends the charm, character and proportions of an older home, mixed with the style and comfort of modern living. This exquisite restoration, tucked away in the heart of Bradninch, is exactly that. Set just a short walk from the village amenities, including the Post Office Stores and the well-regarded Duchy Primary School, this home enjoys a lovely sense of community, while being just a few minutes' drive from Cullompton and its wider facilities. For commuters, Exeter lies only eight miles to the south, and Tiverton Parkway Railway Station offers mainline links to London and beyond.

The blend of old and new is evident from the moment you step through the front door, from the elegant sash windows to the soft oak floors that flow through the ground floor. The welcoming hallway sets the tone, filled with natural light and graceful proportions, leading to a series of flexible living spaces.





The sitting room and living room both feature beautiful Georgian style sash windows (double glazed) and generous dimensions, ideal for quiet evenings or entertaining guests. To the rear, the stunning open-plan kitchen, dining and family area is the true heart of the home, a contemporary space designed for modern living, with sleek handle-less units, integrated appliances, and bi-fold doors opening to a private walled courtyard. A utility room keeps the practicalities neatly out of sight, and there's a dedicated study or home office for those working from home on the ground floor, as well as the all important WC.

Upstairs, the first floor continues the same sense of space and light, with four bedrooms arranged around a bright landing. The principal bedroom has a luxurious en-suite shower room and the three further bedrooms (all doubles) offer flexibility for family, guests or hobbies, alongside a stylish family bathroom.

Outside, the walled courtyard offers a wonderfully private spot for morning coffee or evening dining, opening out from the bi-fold doors from the kitchen/family room, with steps leading to the upper lawned garden. The expansive lawn provides ample space and the sleeper steps lead to raised vegetable plots, a large timber shed and a gate leads to the two private parking spaces beyond.

Agents' Notes:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.



Rights of Way:

We're informed by the seller that the property benefits from a right of way to the parking spaces]. Buyers are advised to confirm details and legal status with their conveyancer.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Current Council Tax: Band F – Mid Devon

Approx Age: Unknown. The vendor advises that the property underwent significant renovation in 2022. Buyers should verify the extent of works and any associated building regulation approvals

Utilities: Mains electric, water, gas, telephone & broadband

Drainage: Mains

Heating: Mains gas

Listed: No

Conservation Area: Yes - The property lies within a conservation area; buyers should be aware that external works may require additional consents

Tenure: Freehold

DIRECTIONS

For sat-nav use EX5 4NN and the What3Words address is ///limitless.bind.chuck but if you want the traditional directions, please read on.

Entering Bradninch from Cullompton, the road becomes Fore Street and the property will be found on the left as the hill rises into the village. If approaching from Silverton side, go down through the High Street, into Fore Street and the property will be found on the right, towards the bottom of the hill.





Floor 0



Floor 1

Approximate total area⁽¹⁾
177.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.