



Frogpool



# Frogpool

Stockleigh Pomeroy, Crediton, EX17 4AX

Cheriton Fitzpaine (3 miles), Crediton (3.3 miles), Tiverton (9.8 miles), Exeter (8.6 miles)

An immaculately presented detached thatched family home in a beautiful village edge location.

- Recently renovated 4 bedroom house
- Grade II \* Listed
- Immaculately presented
- Large family rooms
- Charming historic features
- Outbuilding with PP for conversion
- Beautiful gardens
- Freehold
- Council Tax Band - F

Guide Price £699,500

## SITUATION

The property occupies a beautiful rural position on the edge of the popular village of Stockleigh Pomeroy. Cheriton Fitzpaine (3 miles) has a primary school, two pubs, post office shop, village hall, church and a superb farm shop on the outskirts of the village. Crediton (3.3 miles) offers a good range of amenities, including sports centres and supermarkets. There is a wide choice of schooling locally both from the state and independent sectors including the highly regarded Blundell's in Tiverton (9.8 miles) and Maynard and Exeter school in Exeter. The Cathedral City of Exeter (8.6 miles) has all the amenities associated with a major regional centre, including an airport with national and international flights.

## DESCRIPTION

A unique and fully renovated (2020/21) Grade II\* listed detached family home, with parts believed to date back to 1450, yet offering all that is needed for modern 21st century living. Bursting with charm and numerous, rare period features, this sizeable, spacious property offers versatile living space with four double bedrooms, three reception rooms, and a large country kitchen. It enjoys much natural light with good head height throughout. Situated in a secluded and highly desirable village location adjacent to open countryside, it offers great flexibility as a family dwelling. The property also includes a very large Victorian School Room with planning consent for conversion.



## ACCOMMODATION

The walled front garden with tall hedging provides natural screening and privacy for the south facing patio area it contains. Cobbled paving leads to the original wooden ledged front door. The door opens to reveal an original cross passage with oak and elm plank and muntin screens and doors leading to the principal reception rooms and to the rear patio.

The main reception room, which was originally an Open Hall, retains many of its early features. These include exposed beams and a fireplace with a woodburning stove conveniently placed next to a large window seat, providing the perfect place to view the pretty cottage style front garden. A built-in storage area encases a staircase, and acts as a room divider, providing a secondary seating area to the rear of the room, plus access to a downstairs WC and shower room. A dining room also leads off the cross passage and has a charming inglenook fireplace with bread oven which adds a cosy feel to this spacious room. There is plenty of room for a large dining table and chairs, and an inviting window seat enjoys views of the rear patio. The kitchen adjoins this room and has the character and warmth of a Rayburn, coupled with the convenience of a high-quality newly fitted Ashgrove Kitchen. This beautiful, sunlit kitchen with granite worktops and matching upstands has a range of integral appliances including a Neff fridge, freezer, dishwasher, and an integral washing machine.

There are two staircases in the property which lead to the first floor where four generously sized double bedrooms are located, each with its own character and charm. The impressive, high vaulted ceilings and original joinery throughout the first floor give a hint to its history as an Open Hall. The bathroom also features a stylish slipper style bath and window overlooking the garden.

## VICTORIAN SCHOOL ROOM

The adjacent 'Victorian School Room' dating from the 1880s is an additional expansive and highly characterful detached outbuilding. Planning Permission & Listed Building Consent is already in place to add a shower room, WC & wood burning stove, thus offering scope for many exciting possible projects such as a separate annexe (for an elderly relative or family member). It could also be used as a home office, games or cinema room, workshop or studio. Given "Change of Use" permission, this unique building could offer a very useful income stream as a residential or holiday let, conference facility, cafe or Airbnb.

## GARDENS

This charming family home is situated within a south facing 0.25-acre plot on the outskirts of Stockleigh Pomeroy village, enjoying a beautiful rural setting and stunning views. Much like the property itself, the outside space has also undergone extensive works and landscaping, with a focus on providing a low maintenance cottage garden with mature hedgerows and two well positioned spacious sunny patios.

A most substantial driveway offers ample parking space for multiple vehicles, and the property is further complemented with a large garage and workshop.

## SHEPHERDS HUT - Available by separate negotiation

An extremely well-appointed Shepherds Hut, constructed by the leading manufacturer 'Plankbridge', currently sits within the grounds. Its elevated position enjoys a privileged view of the garden and surrounding countryside. With its own wood burner, electricity and lighting, it is a favoured place to relax or work throughout the year. With "Change of Use" permission, this unique space could yield a further income stream as a holiday let or Airbnb.

## SERVICES

Utilities: Mains electric, water.

Broadband: Superfast Enabled

Drainage: Private Treatment Plant (2019)

Heating: Wood burning stove & night storage heaters

Listed: Grade II\*

## DIRECTIONS

From Exeter proceed north on the A377 towards Crediton. At the first Crediton roundabout take the 3rd exit onto Wellparks Hill. At the next roundabout take the 2nd roundabout onto Exhibition Road (A3072). Continue for 3.9 miles and take the right turn at Stockleigh Cross. Carry on into the village of Stockleigh Pomeroy taking the first left towards the village Hall. After a short distance the property will be on your left.

What3words - language.brightens.belts



