

Bradley House, Ash Thomas, Devon





A **beautifully refurbished** Georgian farmhouse situated in the centre of a lovely village, surrounded by unspoilt Devon countryside.

Summary of accommodation

Hall | Sitting room | Snug | Studio/office | Garden room | Kitchen/dining room | Utility and boot room | Pantry | Shower room

Principal bedroom with en suite dressing and shower rooms | Two further double bedrooms | Family bath and shower room

Attic double bedroom | Further attic double bedroom/games room

Attached double garage | Parking | Lean-to log store | Garden

In all about 0.5 acre (0.2 hectare)

Distances

Blundells School 3.2 miles, A396 4 miles, A361 4.5 miles, Tiverton town centre 5 miles, M5 J27 5 miles

Tiverton Parkway 4.5 miles (London Paddington 1 hour 52 minutes), Exeter Airport 15 miles (London City Airport 1 hour)

Exeter City Centre 17 miles, Taunton 24 miles

(All distances and times are approximate)



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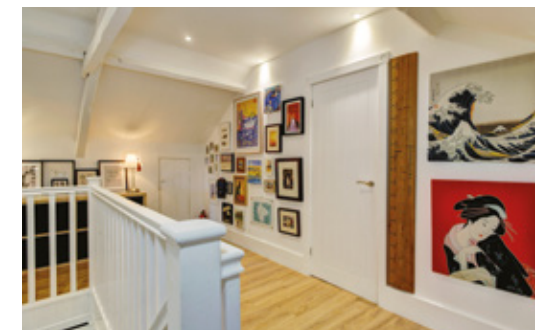


Location

Bradley House is situated in the small, rural village of Ash Thomas, which is surrounded by beautiful unspoilt countryside. The village is just two miles as the crow flies from the thriving market town of Tiverton, which is the commercial and administrative centre of the Mid Devon district and has an excellent variety of shops and local business, including medical, dental and veterinarian surgeries and both a Tesco and an Aldi superstores. Local transport links are exceptionally good with the A361, A396 and Junction 27 on the M5 are all within easy reach. Tiverton Parkway station has direct rail services to Exeter (15 minutes) and Waterloo London Paddington (1 hour 52 minutes). Exeter Airport is also within easy reach offering a daily service to London City Airport (1 hour). The area has a selection of popular schools from both the state and independent sectors, including three primary schools (all Ofsted rated good) within two miles and the popular and highly regarded Blundell's School and Blundell's Preparatory School in Tiverton.

The property

Bradley House is unlisted and has been the subject of a painstaking renovation by the current owners to make this historic and period building ready for 21st century living.



As part of the work the house has been rewired, replumbed and replastered with a new kitchen, bath/shower rooms, new windows and air source underfloor heating added to all three floors. The house is built of local stone under a slate roof and, with its good-sized rooms and tall ceilings, its design displays many of the attractive and practical traits of a wonderful period of British architecture.

During the renovation the house was gutted revealing many hidden original architectural fittings including a well and hand pump. Every effort was then made to ensure all new fittings were in keeping with the original character of the building. Several wood-burning stoves have also been installed, along with attractive floor tiles in the hall, thermally efficient wood effect flooring, and double glazed windows which are of the highest standard treated Accoya wood. A new garden room was created and the attached coach house was converted into a double garage with a studio/office above.

The house has a south-east/north-west axis so that it captures the best of the daylight throughout the day until sunset. It has five good-sized reception rooms including the studio/office and the dining area of the kitchen/dining room.

The kitchen is fitted with units including a central island under timber work surfaces, a range of built-in electric appliances and a 2-oven electric AGA inset in the original range fireplace. Adjacent to the kitchen is the large utility/boot room with a separate walk-in pantry and shower room.

There are a total of five double bedrooms: three on the first floor and two on the second, one of which is currently used as a games/playroom. The principal bedroom looks out south-east over the garden and has separate, en suite dressing and shower rooms.

Garden

Bradley House is approached off the passing village lane via a driveway that rises gently to a level, gravelled parking area in front of the house with space for several cars. On one side, with access to the kitchen/dining room through French windows, is a paved terrace that is perfectly positioned for outside dining in fine weather.



In all the garden amounts to about 0.5 acre (0.2 hectare) and is bound at the front and along one side by dry stone walling and laurel hedging. Attached on one side of the house is the former coach house, which has recently been converted into a double garage with a studio/office above in the former hayloft and can now be accessed directly from the house via the sitting room.



A farm track accessed off the village lane passes immediately behind the house. The coach house has a vehicular entrance opening onto the track, over which it has vehicular and pedestrian right of way meaning that it could be used as separate ancillary accommodation if required.

Services

Mains water and electricity. Private drainage (treatment plant). Under-floor heating throughout. Electric AGA. Electric Heating.

Agents Note

The eastern side of Bradley House is attached to a range of period barns that are in separate ownership. There is potential to purchase the barns, if required, to create fantastic additional ancillary accommodation, subject to the appropriate planning permissions. Please ask the agents for further details. There is a flying freehold between the house and the barns.

Directions (Postcode EX16 4NS)

what3words///winded.pollution.lived

Travelling west on the A361 towards Tiverton, take the first exit signed to Tiverton following the signs onto Heathcoat Way/A396. Follow the A396 for three quarters of a mile passing through one eastern roundabout. At the next roundabout take the first exit onto Blundell's Road. Follow Blundell's Road and then Post Hill for just over 2.5 miles and then turn right, signed to Ash Thomas. After a mile turn left. Continue for about 350 yards and then turn right. Follow the road for a quarter of a mile to the junction in the centre of the village, passing a small green with a telephone box just beforehand. At the junction turn left and then almost immediately again into the driveway entrance to the property.

Property information

Tenure: Freehold

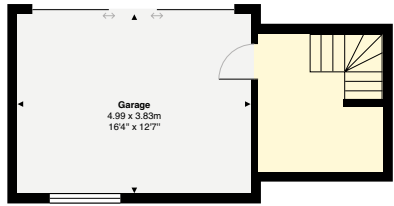
Local Authority: Mid-Devon District Council (www.middevon.gov.uk).

Council Tax: Band F

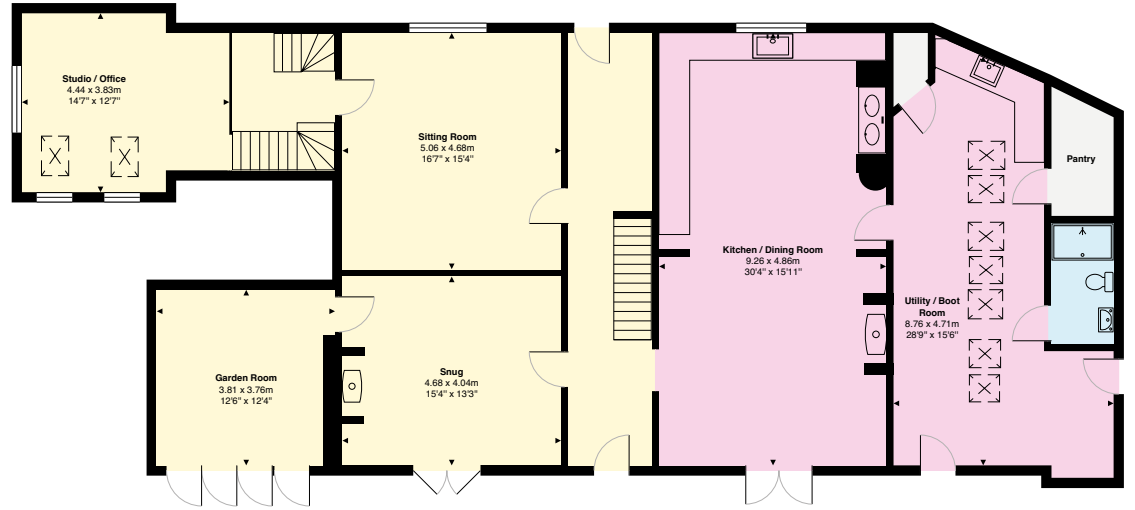
EPC Rating: C

Guide Price: £1,100,000

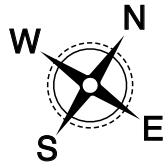
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Lower Ground Floor
Area: 27.4 m² ... 295 ft²

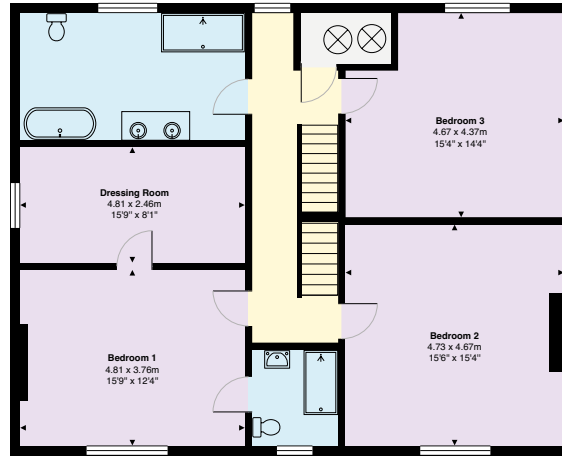
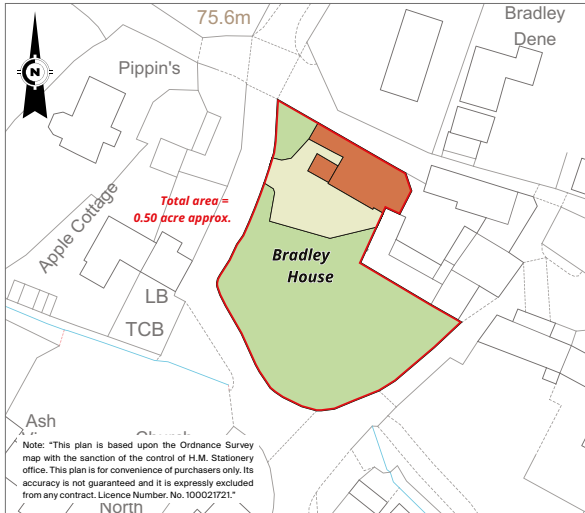


Ground Floor
Area: 187.6 m² ... 2020 ft²

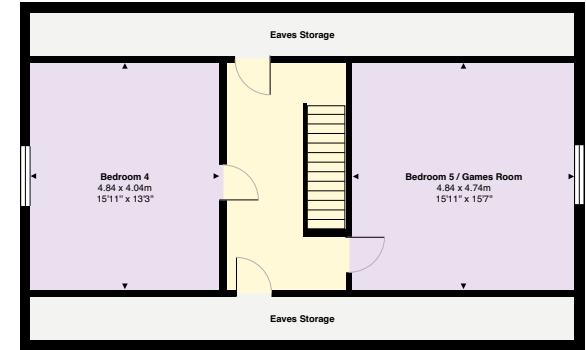


Approximate Gross Internal Floor Area
404.3 sq m / 4352 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



First Floor
Area: 107.8 m² ... 1160 ft²



Second Floor
Area: 81.5 m² ... 877 ft²



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2024. Photographs and videos dated October 2023.

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