



Stone Court House







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Thorverton, Exeter, , EX5 5LL

M5 (J27)/Tiverton Parkway Station 15 Miles, Tiverton 6.6 Miles, Exeter 10 Miles.

Create your dream 'carbon negative' home in the beautiful and accessible Exe Valley near to Exeter.

- Accommodation over 5500 Sq.Ft.
- Contract build or 'turn key' complete purchase
- Options to customise, with up to eight bedrooms
- Close proximity to Blundell's School
- Council Tax Band TBC
- 4.4 acre plot (approx. 1.2 of mixed woodland)
- Award winning 'eco-friendly' local developer
- Conveniently located between Tiverton and Exeter
- Far reaching views through the Exe Valley
- Freehold

Guide Price £1,895,000

## Stags Tiverton

19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705 | [tiverton@stags.co.uk](mailto:tiverton@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

## SITUATION

Set in a secluded yet convenient location between Bickleigh, Thorverton and Cadbury. Thorverton is the closest village being located just a short ten-minute drive away, offering essential amenities such as a parish church, two welcoming pubs, and a village hall that hosts a monthly Saturday Market featuring locally sourced products. Bickleigh Castle is also a short walk/drive from the property. Bickleigh and Thorverton also have excellent schooling.

For everyday necessities, Tiverton is in close proximity, providing access to a Tesco Superstore. Additionally, Tiverton offers easy access to the M5 motorway, and Exeter Airport is within reach. Tiverton Parkway station conveniently offers frequent train services to London Paddington. The local area also boasts a diverse selection of schools, catering to both independent and state education preferences with the well renowned Blundells School offering discounted school fees to local children.

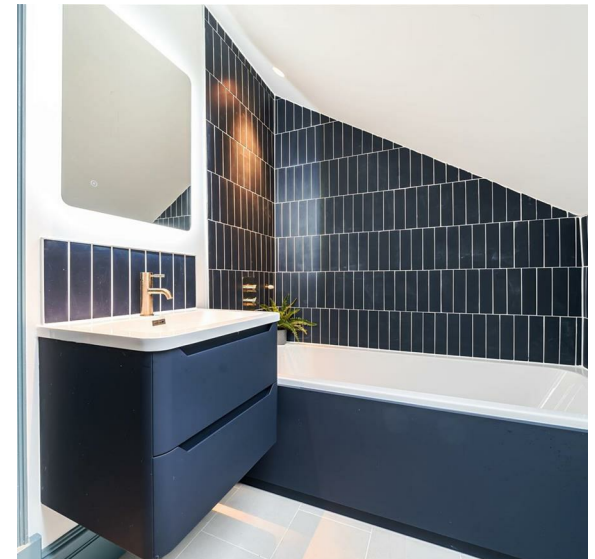
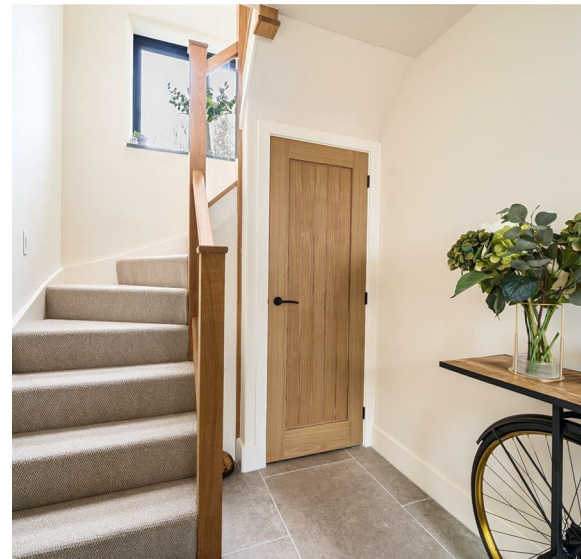
## DESCRIPTION

A superb, high specification family home set in a glorious location between Tiverton and Exeter. The property is being constructed by an award winning local developer with options for customisation to fit the purchasers requirements. With the property yet to be built this is an opportunity for a purchaser to work with the developer to customise a home to fit their family requirements and specifications. The options for customisation don't just end within the house. The property benefits from extensive gardens and grounds (4.4 acres). This creates options for swimming pools and other items, subject to additional costs.

## ACCOMODATION

Inside, every detail has been meticulously crafted to create an ambiance of opulence and comfort. From the crisp interiors to the sleek finishes, including 4-panel Shaker Fire doors and Carlisle Brass handles, the home will exudes an air of sophistication at every turn. Options are available to choose between the warmth of engineered oak flooring, tiled flooring or the plush comfort of carpet underfoot, while the Omnie Underfloor heating system ensures optimal comfort throughout.

Embracing sustainability without compromising on luxury, the property boasts eco-friendly features such as an Air Source Heat Pump and Photovoltaic Solar Panels. The kitchen, a culinary haven crafted by Mayflower Kitchens and adorned with granite worktops, invites you to indulge in the art of gastronomy. Meanwhile, the bathrooms offer a sanctuary of relaxation, complete with Laufen toilets and premium fixtures.





What truly sets this property apart is the opportunity for customisation. The internal layout and specific finishes can be tailored to fit the needs and desires of the buyer and their family. The developer is committed to working closely with the buyer to transform this house into their dream home, ensuring every detail reflects their unique vision and lifestyle.

Outside, the property continues to impress with its manicured gardens, Indian Sandstone pathways, and Post and Rail Fencing ensuring privacy and security. Electrical amenities, including CCTV surveillance and an electrically operated entrance gate, provide both convenience and peace of mind.

#### SERVICES

Electricity, borehole for private water, private drainage and FTTP available. This will be a Cost Neutral Home (dependant on client choices).

#### LOCAL AUTHORITY

Mid Devon District Council. Phoenix House, Phoenix Lane, Tiverton, EX16 6PP.

#### AGENTS NOTE

CGIs have been used to illustrate the external property images. The Internal images shown are examples of previous developments produced by Peninsular Developments.

#### VIEWINGS

Strictly through the agents Stags Tiverton.

#### DIRECTIONS

Head south from Tiverton on the A396/Exeter Road, which follows the Exe Valley. After 2.9 miles, just after the Trout Inn, turn right onto the A3072, signed to Crediton. Drive for a quarter of a mile and then turn left, signed to Bickleigh Castle (heritage sign). The entrance to the property will be found on the right after a mile and a half.



Approximate Gross Internal Area = 537.7 sq m / 5788 sq ft  
(Including Double Garage)

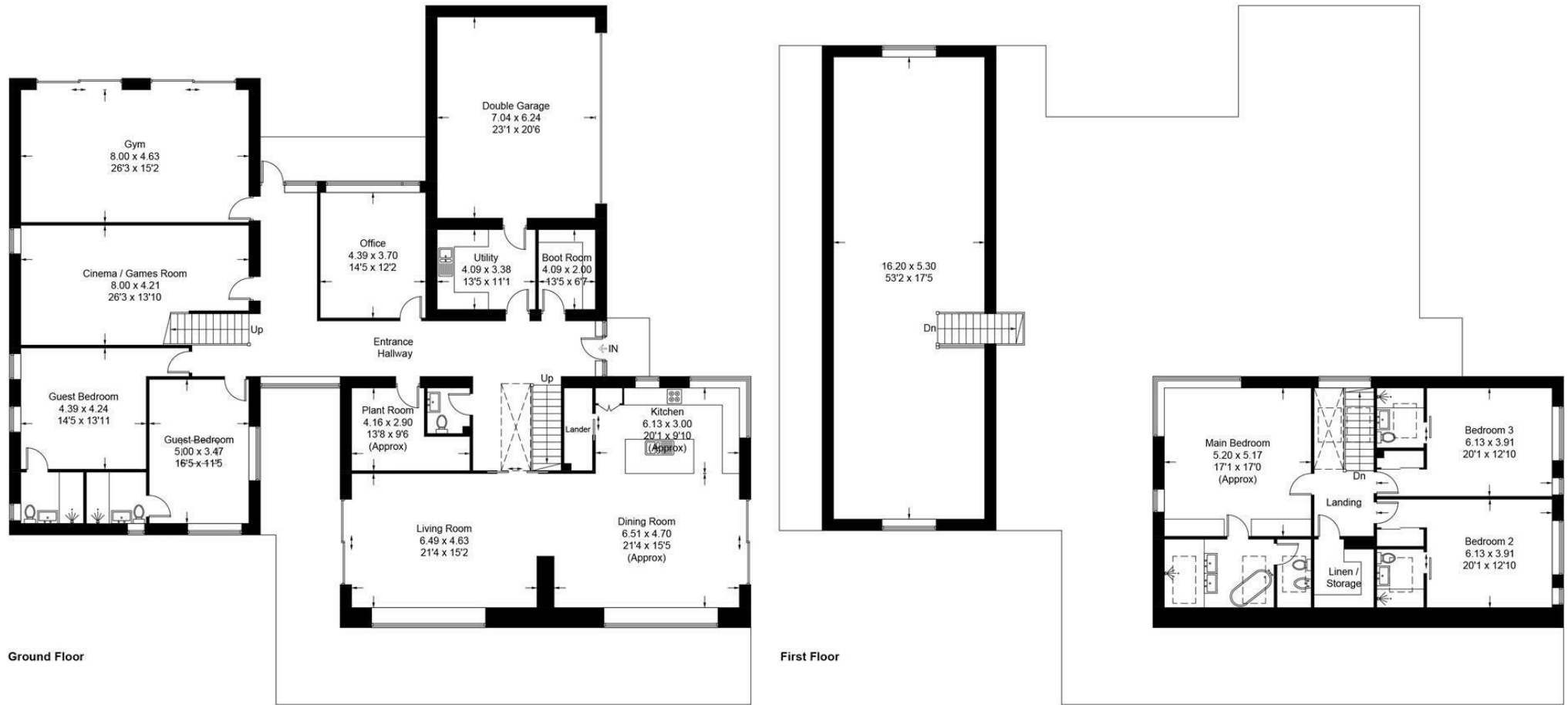


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1083373)



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