



Dudley House & Woodbine Cottage











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Bullen Street, Thorverton, EX5 5NG

Exeter 7 Miles | Crediton 7 Miles | Tiverton 9.5 Miles

A beautifully presented family home with an attached cottage in the heart of a sought-after village with landscaped gardens.

- Beautifully Presented Family Home
- Period Featured Sitting Room
- Attached Two Bedroom Cottage
- Garden Studio
- EPC Band C & D
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Landscaped Gardens
- Council Tax Band D & B
- Freehold

Guide Price £675,000

## Stags Tiverton

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@StagsProperty



## SITUATION

Thorverton is a highly favoured Exe Valley village, equidistance of Exeter, Crediton and Tiverton, with an active community and an excellent range of amenities, including primary school, local farm shop and Post Office, Doctors Surgery, two pubs, church and village hall. Surrounding the property is beautiful, unspoilt countryside sitting in the Local Thorverton Conservation Area with the River Exe to the west, providing superb local rural walks.

Exeter, to the south, has all the amenities associated with a major regional centre, including an airport with national and international flights. Crediton, to the south west, has a range of facilities, including Queen Elizabeth's School, whilst to the north, the market town of Tiverton includes Blundell's School. Although rural, this part of Devon is very accessible with the nearest access to the M5 motorway being junction 28. There are mainline railway stations at Exeter and Tiverton Parkway.

## DESCRIPTION

Dudley House is a beautifully presented family home with an attached two bedroom cottage with courtyard garden located in the heart of the sought-after village of Thorverton and believed to date from the late-1600s. The properties have been tastefully presented by the owners. To the rear of Dudley House are landscaped gardens, a free-standing garden studio, and a cobbled courtyard with useful storage area on to Bullen Street via original wooden doors.

## DUDLEY HOUSE

The front door leads into a welcoming entrance porch with original Grasmere tiles and a wooden stained glass door. The inner hall has stripped wood flooring, wood panelled walls and a built-in cloak cupboard. To the rear lies the kitchen/dining room, which has been created to provide the focal point of the home. This spacious and convivial space benefits from a Redfye gas range with separate gas hob, beech and granite worktops, together with bi-fold doors leading onto a truly beautiful garden. There is also a spacious larder providing excellent storage space. The sitting room is a truly welcoming room with a wood burning stove set within an historic carved stone fireplace together with original beams, wood panelled wall and bespoke wooden shutters giving this room a lovely warm atmosphere.

On the first floor there are three excellent double bedrooms. The principal bedroom is deserving of special note, as it is particularly large, light and airy with a high ceiling and beautiful original features including a stone fireplace and exposed beams. Bespoke wooden shutters compliment the style of the room. Two further double bedrooms have views to the rear overlooking the garden. The bathroom features travertine floor tiles, a walk-in waterfall shower, raised bath and wooden window shutters.







### WOODBINE COTTAGE

Woodbine Cottage has been used both residentially and for rental purposes. The front door opens into a sitting room with woodburner which leads into the kitchen/breakfast room. To the rear is the porch with the back door to the courtyard. Stairs from the kitchen lead to the first floor landing and two double bedrooms, both of which are ensuite.

### GARDENS & COURTYARD

The garden is an excellent size for a central village location and is planted with fruit trees, together with a vegetable planter, lawn areas and a variety of shrubs and plants. The garden also features a purpose built 8 square metre garden studio from Green Retreats, which with electricity and superfast Internet access, provides for a tranquil working space away from the house or a lovely space to enjoy the garden.

To the rear of Woodbine Cottage, and accessed through a garage area from the street, is a cobbled courtyard with a useful outbuilding for storage. There is also access to the outbuilding from the garden of Dudley House.

### SERVICES

#### DUDLEY HOUSE

Mains electricity, water, gas and drainage. Gas central heating.

Ofcom predicted broadband services - Standard: Download 13Mbps, Upload 1Mbps.

Superfast: Download 79Mbps, Upload 20Mbps.

Ofcom predicted mobile coverage for voice and data: Internal – O2 (Limited). External – EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council. Thorverton Conservation Area

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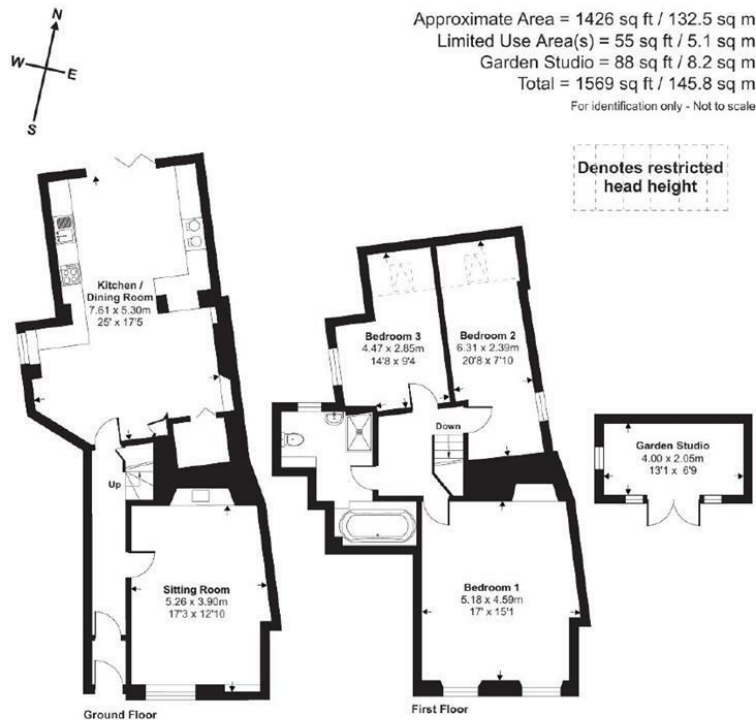
### DIRECTIONS

From Tiverton, proceed south on the A396/ Exeter Road. Continue over Bickleigh bridge, remaining on the A396. After approximately 4 miles, turn right, signposted to Thorverton and continue past Exe-Valley Farm shop and Thorverton Cricket Club. After 0.6 miles, the property can be found on the right-hand side, opposite The Exeter Inn.

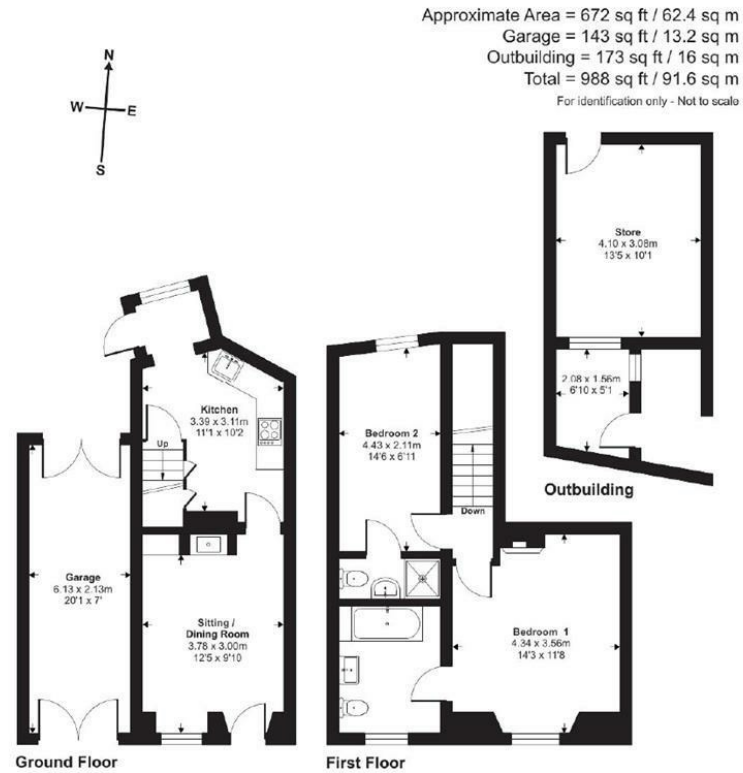
For parking, there is on street parking available outside the property, alternatively, continue passed the property a short distance and as the road forks, take the right turn signposted Shobrooke and Crediton and the free car park will be in front of you.







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Stags. REF: 1197939



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC







