



The Old Church School



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Talaton, Exeter, EX5 2RQ

Honiton: 7.5 miles Exeter Airport:: 8.5 miles Cullompton: 7.3 miles

A deceptively spacious, well appointed grade II listed thatched former village school in a beautiful central village location.

- Detached cottage
- Three bedrooms
- Village location
- Former School
- Period Features
- Attractive Gardens
- 2000 sqft
- Freehold
- Council Tax Band E

Guide Price £625,000

SITUATION

Talaton is a vibrant village with numerous groups and societies available. There is a community shop, pub, village hall and Church.

The A30 allows fast access to Honiton and Exeter with mainline rail services to Paddington and Waterloo if required. Local railway station approx. 2 miles.

To the South is the town of Ottery St Mary which boasts a good range of shops, doctors and The Kings School which picks up from the village. Colyton Grammar School plus a range of private schools are available within easy travelling distance.

The coast at Sidmouth is only 10 miles distant and easily reached by car.



DESCRIPTION

The Old Church School offers a unique blend of historic charm and modern convenience. Converted from a school in the late 70's, the Grade II listed Victorian house, with earlier 16th Century origins, offers a stunning family home with a wealth of character including exposed beams and 2 magnificent Church Style windows which flood the interior with natural light. The majority of the windows are either double or secondary glazed. The property was re thatched and the oil boiler replaced in 2021 with the oil tank replaced in 2022.

A useful porch leads into a spacious family friendly kitchen, newly refurbished this year. Fitted with an integrated oven, hob and dishwasher with space for a large Fridge freezer. A sociable seating area overlooks the pretty garden.

Leading from the kitchen is a utility area with a large store cupboard and housing for a washer and separate dryer. Adjacent is a modern shower room.

From the kitchen a door opens into a second reception room, currently used as a music room/study/playroom. Double doors lead out onto the garden and the stairs lead from here to the upstairs bedrooms.

The Living/Dining room, formerly the main school room, is a fantastic space with a high ceiling, feature fireplace, fitted shelves, hand crafted double glazed sash windows and a large church style window providing an eye catching feature. A dual aspect, very large space and perfect for entertaining.

An arched door leads into bedroom 3/study currently used as a craft room. Convenient for an elderly relative with the adjacent shower room.

On the lower ground floor is a bathroom with ample storage and opposite a large airing cupboard also housing the boiler.

On the first floor are 2 good sized bedrooms, both with fitted wardrobes. Bedroom 1 benefits from a modern en-suite shower room whilst bedroom 2 enjoys a sunny dual aspect with a view over the garden.

OUTSIDE

The lower garden nearest the property is mainly laid to lawn, bordered by mature shrubs and bushes which offer great privacy. The oil tank is tucked away in a corner. A patio area provides outdoor dining in this tranquil spot. A Victoria plum tree and a small pond complete this area. There are gates leading to both the lane and the church path. Another leads onto the tarmac drive, which accommodates 3 vehicles; a large shed and a rockery with steps leading to the upper garden. The upper garden is semi wild to encourage the wildlife, in particular our visiting hedgehogs and birds. Mostly mature trees and shrubs. A second shed and another gate leading to the church path.

The lane is a no through road, and coupled with the church path on the other boundary makes the property particularly safe for children and pets.

SERVICES

Mains water (metered), electricity and drainage. Oil-fired central heating.

Ultrafast broadband available. Three, Vodafone, EE and O2 mobile phone signal available outside (Ofcom).

The property was re-thatched in August 2021. The property benefits from a right of way over the neighbouring property to access the rear entrance.

DIRECTIONS

From the centre of the village with the pub on your left and the shop on your right continue down along the road and immediately take the right fork. The Old Church School is the first property on the left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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