



Thornton House, 22 Blundells Avenue, Tiverton, Devon, EX16 4DL

Price £750,000

Council Tax Band E

Freehold

PRIME LOCATION! – Situated in a prestigious location in one of Tiverton's most sought after roads, this stunning FIVE/SIX bedroom family home is presented to a high standard. Offering spacious and well presented adaptable accommodation with historic features. Thornton House is a substantial former school house adjacent to Blundell's School.

A stunning entrance hall with original ornate quarry tiled flooring leads into the recently reconfigured sitting room, which measures approx. 29ft in depth. Complimented with a bay window and cast iron fire place. A door leads to bedroom six/family room (which would make a wonderful annexe option) & a cloakroom which was previously a shower room. The stunning kitchen/breakfast room is open plan into the extension which features a triple bi-fold door leading out onto the garden and a lovely fire place. The modern kitchen was recently refitted, comprising a large centre island with fitted appliances. Upgraded extras provide an air of elegance. Matching utility room and walk in larder storage area.

The first floor landing is spacious, with room for a chaise, leading into three large double bedrooms with a number of built in wardrobes to bedroom one and a large single bedroom four. The stunning family bathroom comprises a wonderful four piece white suite including a roll top bath and separate shower cubicle while bedroom three also benefits from a luxurious en-suite shower room.

The second floor is a real feature, with the large bedroom five boasting a purpose-built Swedish sauna, dressing room and en-suite shower room.

Outside, the garden is unoverlooked and provides a large block paving area which is ideal for entertaining while providing space for numerous vehicles to park on the drive. Large brick-built Orangery and large garden is landscaped and perfect for children to play in.

A short walk to Tiverton town centre & The Grand Western Canal. Close to M5 for links to mainline stations & local city airports.









Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



GROUND FLOOR
1841 sq.ft. (171.0 sq.m.) approx.



1ST FLOOR
924 sq.ft. (85.9 sq.m.) approx.



2ND FLOOR
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 3262 sq.ft. (303.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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