



Dudley House



# Dudley House

Bullen Street, Thorverton, EX5 5NG

Exeter 7 Miles | Crediton 7 Miles | Tiverton 9.5 Miles

A beautifully presented family home with landscaped rear garden and garden studio, located in the sought-after village of Thorverton.

- Beautifully Presented Family Home
- Spacious Family Bathroom
- Open Plan Kitchen/Dining Room
- Garden Studio
- EPC Band C
- Three Bedrooms
- Period Featured Sitting Room
- Landscaped Garden
- Council Tax Band D
- Freehold

Guide Price £495,000

## 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 located in the heart of the sought-after village of Thorverton and believed to date from the late-1600s. The property has been tastefully presented by the owners. To the rear is a charming landscaped garden and a free-standing garden studio.



## ACCOMMODATION

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 Redfyre 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 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.

## OUTSIDE

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.

## SERVICES

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

## 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.



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.

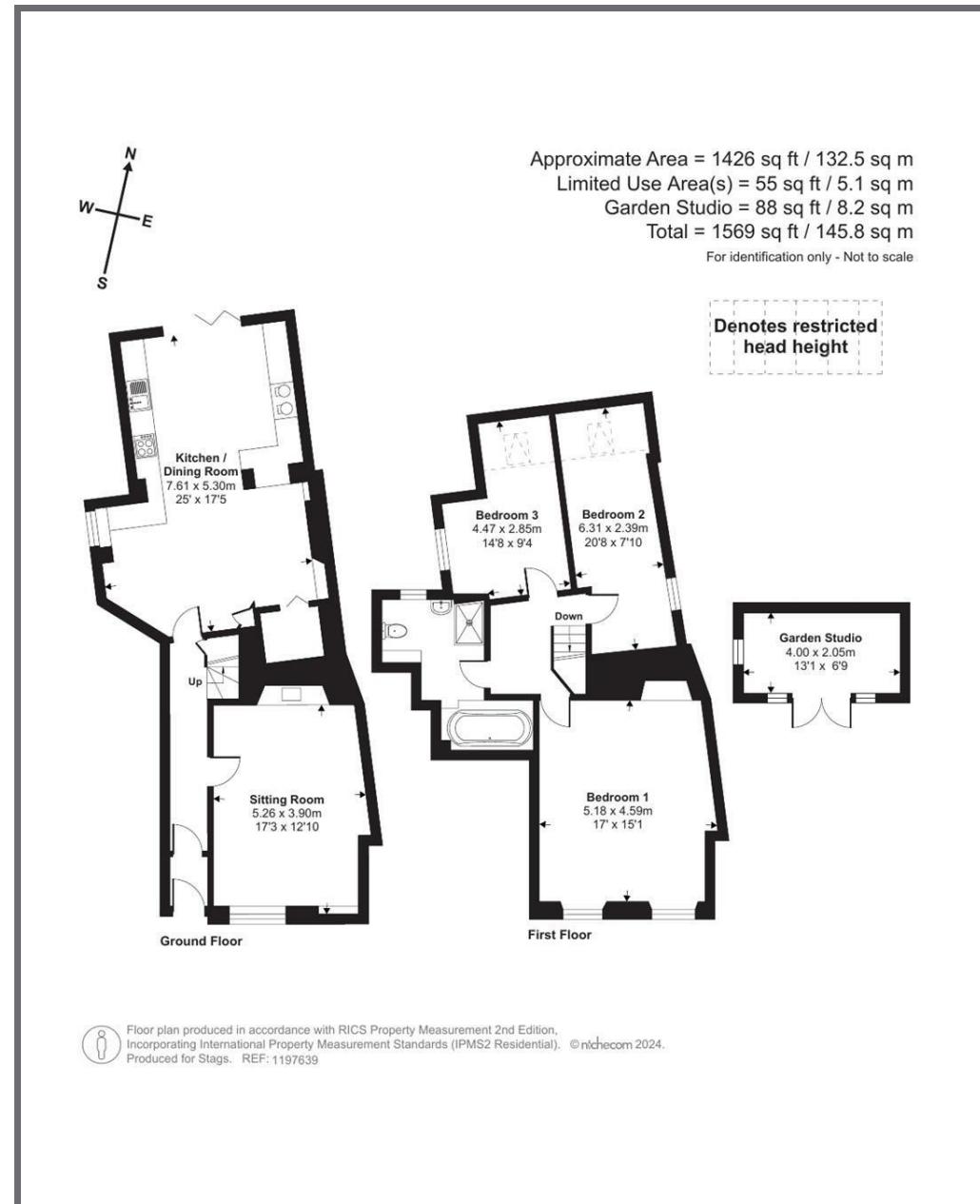


| Energy Efficiency Rating                    |  |
|---|--|
| Very energy efficient - lower running costs |  |
| (92 plus) A                                 |  |
| (81-91) B                                   |  |
| (69-80) C                                   |  |
| (55-68) D                                   |  |
| (39-54) E                                   |  |
| (21-38) F                                   |  |
| (1-20) G                                    |  |
| Not energy efficient - higher running costs |  |
| EU Directive 2002/91/EC                     |  |

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