



The Old School House, Calverleigh Tiverton EX16 8BE

welcome to

The Old School House, Calverleigh Tiverton

A charming and beautifully presented three-bedroom detached home, formerly the village School, set in the heart of Calverleigh and enjoying far-reaching countryside views and all just a short distance from Tiverton. Character features.

Full of character and charm is this detached three-bedroom home dating back to the 1860's. Set in an elevated position within the valley, the property enjoys wonderful open views over the surrounding countryside.

The original arched wooden front door opens into a spacious Entrance Hall, featuring a striking vaulted timber ceiling with exposed beams and ample space for coats and shoes. The family Bathroom is fitted with a matching suite, including a bath with electric shower over and a useful storage cupboard. Further arched door leads into the bright lounge, boasting a triple aspect, a central brick fireplace with a woodburning stove. French doors open directly onto the patio, enhancing the connection to the garden.

An archway leads through to the Snug/Dining Room, which enjoys lovely views across the countryside. Kitchen/Diner is the heart of this home, positioned at the rear of the house, offers a range of wall and base units, space for a table where views can be enjoyed with a morning coffee perhaps? A door leads to the inner hall, with access to the front aspect and the Storeroom and office area. From Inner Hall, stairs rise to bedroom one, a generous double bedroom with Velux windows and an En Suite Shower Room. The two further double bedrooms, both with eaves storage, are accessed from the lounge staircase. Completing is the accommodated cellar with gym area and a further two rooms. This space is very versatile and could be used for several purposes.

Outside, this property benefits from a wraparound garden. Steps rise to the lower lawned garden, enclosed with low fencing and gravelled borders planted with small shrubs. Further steps lead to a paved patio terrace, perfectly positioned to take in the sweeping countryside views - an ideal space for outdoor dining and entertaining, with direct access back into the Sitting Room.

A gravelled pathway continues around to the front of the house, leading to another pleasant, paved seating area and steps up to the main road. A further gravelled garden area, planted with an array of flowering shrubs, provides access to the oil tank area.

Entrance Porch

The original arched wooden front door opens into a spacious Entrance Hall, featuring a striking vaulted timber ceiling with exposed beams and ample space for coats and shoes, window to the side, door to lounge and bathroom, radiator.

Bathroom

Double-glazed window to the front, WC, wash hand basin, bath with shower over. Storage cupboard.

Lounge

Two double glazed windows to the front. Features a fireplace housing a wood burning stove. Also has a radiator, tv point, stairs to the first floor, patio doors to the garden, and access to the dining room.





Dining Room

Double doors to the rear, double glazed window to the side with a window seat. Radiator.

Kitchen/Diner

Two double glazed windows to the rear enjoying countryside views. Double glazed window to the side. There are a range of wall and base units, stainless steel sink and drainer and worktop. It also has a built-in cooker and hob with extractor fan over. There is space for a washing machine and for a dining room table.

Storage Room

Double glazed window to the rear.

Hallway / Office Space

Double glazed window to the front, radiator, stairs to the first floor.

Bedroom One

Ensuite bedroom with eaves storage and Velux window.

Shower Room

Double glazed window to the side, with two sinks and a vanity unit. Also has a WC, shower and extractor fan.

Bedroom Two

Double glazed window to the side, exposed beams eaves storage and a radiator.

Bedroom Three

Double glazed window to the side, wall lights, eaves storage and a radiator.



Lower Ground Floor

There are three further rooms on the lower ground floor, one currently used as a gym, with access from the house or the driveway.

Front Garden

There are three steps which lead down to the front garden, with a patio area, trees and stone chipping area. The garden wraps around the former school with mature shrubs and beautiful views across the valley.

Rear Garden

Six steps lead down to the lawned area with mature shrubs; a further four steps lead down to the parking area. With access to the other side of the house, leading back to the front garden, there are nine steps here in total.

Services

This property benefits from oil central heating. This property also has a septic tank.



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welcome to

The Old School House, Calverleigh Tiverton

- Three Bedroom Detached School House
- Lounge & Dining Room
- Utility Room & Two Offices
- Character Features
- Off Road Parking

Tenure: Freehold EPC Rating: F

Council Tax Band: D

£400,000



Total floor area 200.7 m² (2,161 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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