



Church House







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Ash Thomas, Tiverton, Devon, EX16 4NT

Tiverton 4 miles | M5 (J27) & Tiverton Parkway 5 miles | Exeter 14 Miles

An attractive, spacious detached village house with over 2000 SqFt of accommodation and excellent M5/Tiverton Parkway access, large gardens and parking.

- Detached Period House
- Large Kitchen/Dining Room
- Large Garden Backing Onto a Field
- M5 J27/Tiverton Parkway 5 miles
- Council Tax Band F
- 4 Bedrooms. 2 Bathrooms
- Two Reception Rooms
- Carport and Home Office/Store
- Exeter 14 miles
- Freehold

Guide Price £750,000

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SITUATION

Ash Thomas is a small, tranquil hamlet with a thriving local community and active village hall. The hamlet is close to the village of Halberton which boasts a primary school, farm shop and tea rooms, pub, and many local activities.

The property is situated approximately 4 miles from the market town of Tiverton which provides a wide range of amenities including major banks, building societies and shops catering for a wide variety of needs. There is also a leisure centre with swimming pool and a hospital. There are both private and state schooling, with Blundell's giving discounts to local pupils.

Junction 27 of the M5 is approximately 5 miles distant, alongside lies Tiverton Parkway Station with an intercity link to London Paddington of approximately 130 minutes. The Grand Western Canal lies within 2 miles, and offers recreational walks, cycling and fishing from its towpath.

DESCRIPTION

This attractive period village home offers spacious, well laid out accommodation and includes a fabulous, quality fitted kitchen/dining room. The garden and property overlook an open field to the rear, providing privacy and natural surroundings. A drive provides ample parking and car port, together with useful home office/store adjoining.

Church House provides the perfect opportunity for quiet village life within a highly accessible and convenient location.

ACCOMMODATION

The front door opens into a well-proportioned entrance porch with a central hallway beyond. The spacious, dual aspect kitchen/dining room sits at the eastern end of the property, comprising of white shaker-style base units beneath white stone worktop with inset Butler's sink, integrated Aga, large pantry-style cupboards and a large central island with undercounter storage on one side and space for bar stool on the other. Beyond, there is ample space for a dining table and chairs for a more formal setting. Across the hall from the kitchen, located at the rear of the property, is a good-sized utility with worktop, shelves and space for additional appliances. A door lead through to a separate cloakroom. From the central hallway access can be gained to the snug, a cosy formal setting with south facing views. Beyond, three steps lead up to the bright and airy dual-aspect sitting room featuring a vaulted ceiling with window lights and exposed beams, along with a large wood burner on a brick and stone hearth, and French doors leading out to the gravelled pathway and garden.





Stairs rise to the first-floor landing proving access to all bedrooms and family bathroom, all of which feature large sash windows. Running the full depth of the property, the master bedroom lies to the western side, benefiting from a walk-through dressing room, ensuite shower room and southerly views across the garden. Bedrooms 2 & 3 sit to the eastern side of the property, both offering dual aspects, which bedroom 4 is located centrally to the rear of the property providing an excellent children's bedroom or home office space. The family bathroom comprises of a bath, separate shower unit, wash basin and WC.

OUTSIDE

A drive opens up and passes through gates to a turning and parking area for several cars, leading to a detached car port and home office/store, with power and light connected.

The rear garden runs around the rear and beyond the side, providing a wide open area of well maintained lawns, with two patio areas providing options for alfresco dining and entertaining space. The garden is surrounded by hedging, fencing and walling with some mature trees. A stone and brick garden store/workshop provides useful potential space for different uses.

Overall the gardens are a real delight, enjoying privacy and rural views.

SERVICES

Mains electricity and water. Private drainage. Oil fired heating - combi boiler.
Ofcom predicted broadband services - Standard & Ultrafast
Ofcom predicted mobile coverage for voice and data: Extrenal - EE, O2, Three, Vodafone. Internal - Three (variable)
Local Authority: Mid Devon District Council.

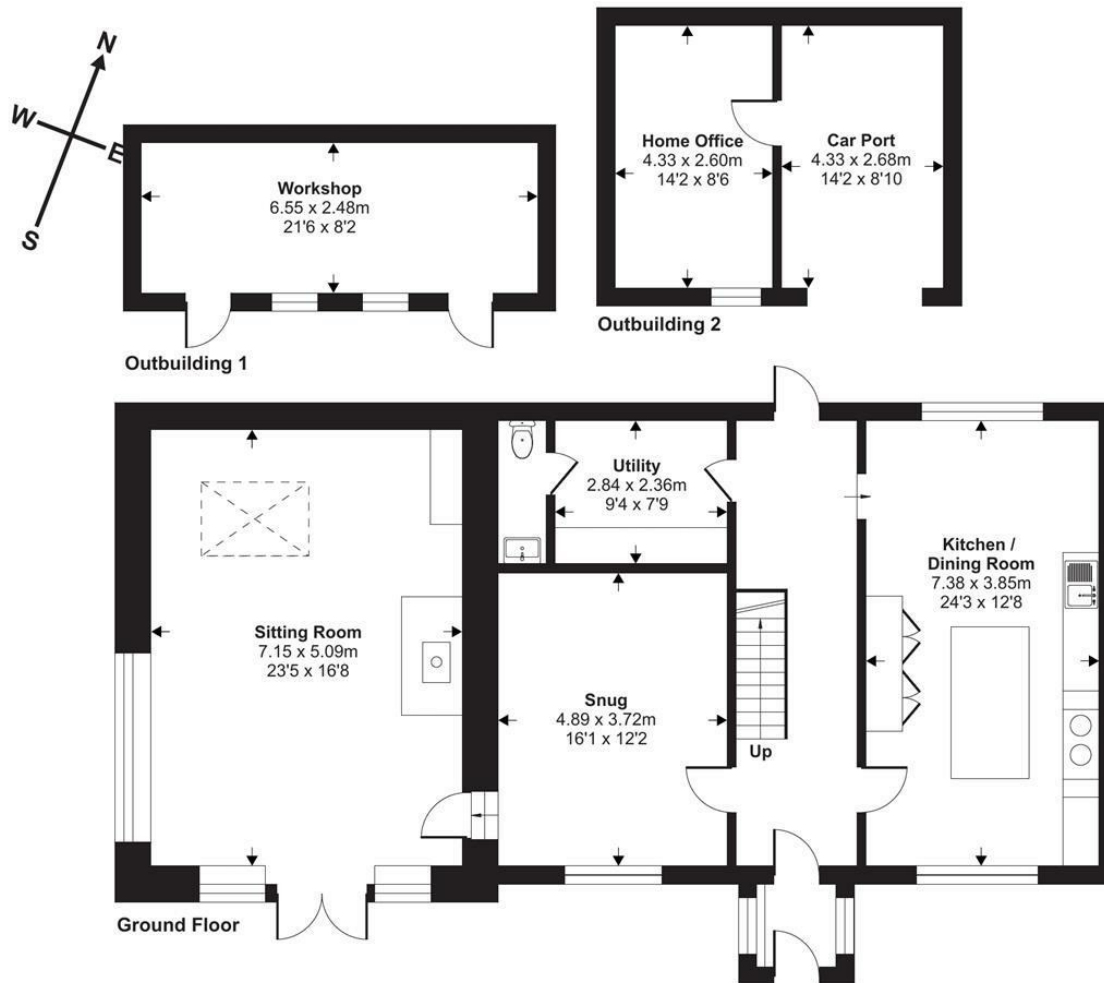
VIEWINGS

Strictly by Stags Estate Agents only.

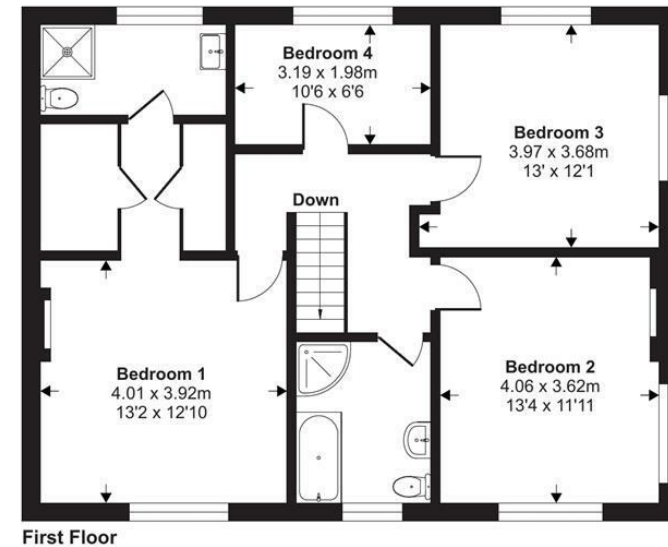
DIRECTIONS

What3Words: ///moved.awakening.apply

Google Drop Pin: <https://maps.app.goo.gl/gTe4bKmrq9hB3nT87>



Approximate Area = 2123 sq ft / 197.2 sq m
 Outbuildings = 448 sq ft / 41.6 sq m
 Total = 2571 sq ft / 238.8 sq m
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1468619



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



