

Guide Price £700,000



Challice House, 50 Fore Street, Bradninch, Exeter, Devon, EX5 4NN

- Versatile accommodation presented in a classic style
- 2 family bath/shower rooms, downstairs cloakroom
- Kitchen with cooking range and integrated appliances
- Extensive, wood framed conservatory
- Extensive garden with vegetable area and orchard
- Up to 6 double bedrooms over two floors
- Downstairs study for home working or gym/playroom
- 2 reception rooms - separate sitting and dining rooms
- Utility room, narrow garage/store and parking space
- Two storey, stone outbuilding with conversion potential

Sales, Lettings, Mortgages:

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50 Fore Street, Exeter EX5 4NN

A magnificent, Grade II listed, family home offering spacious, refurbished accommodation with an extensive garden and stone barn, lying in this popular Duchy of Cornwall town, north of Exeter and with quick access to the motorway and Tiverton Parkway Station. No onward chain.



Council Tax Band: F



This splendid property is noted in the Historic England listing as being built around 1837 and exhibits the classic architectural features of the late Georgian era, including well-proportioned rooms, with high ceilings and large sash windows, and fine feature fireplaces. In excellent order throughout, the ground floor living space comprises four rooms with separate sitting and dining rooms, a versatile gym, study or playroom and the kitchen. This is fitted in an attractive grey Shaker style with oak work surface, a Belfast sink unit and offers ample cupboard and drawer storage, including sliding basket storage. Integrated appliances include a Stoves cooking range, with three ovens, a grill, seven ring gas hob and hotplate; a dishwasher; extraction unit and light over the range and there is a recycling cupboard and recessed space for a large, freestanding fridge/freezer. Beyond the kitchen, via the central hallway, there is a wonderful, light conservatory or garden room, used for dining or relaxing and overlooking the established courtyard and terraced garden. This room also gives access to the utility room, fitted in the same style as the kitchen and offering more storage with space and plumbing for laundry appliances, as well as access to the rear of the garage/store.

In all, the spacious and versatile accommodation is arranged over three floors, with potentially six bedrooms! The first floor has four double bedrooms and a large family bathroom, sympathetically fitted in a Victorian style with a freestanding bath, washstand with two basins, WC and large shower cubicle. Two further bedrooms and a bathroom are on the second floor, accessed via bedroom 3, and these rooms would make an ideal suite for older teenagers or could be used as home offices.

On approach to Challice House there is a pretty, walled forecourt garden and large porch with parapet over and front door. To one side there is a single parking space, with doors to the narrow garage, likely the access for the horse and carriage in days gone by to the rear garden. Additional, informal parking is available opposite, in Fore Street and further up Hen Street.

Within the rear garden, there is a two-storey coach house, currently used for storage, but with potential for conversion into annexe accommodation or an Airbnb, subject to the relevant consents, including Listed Building Consent.

From the gravelled courtyard adjoining the coach house, steps lead up to the established garden, part walled and principally laid to grass with mature hedges, shrubs and trees. This area is a haven for wildlife and would be enjoyed by children and a keen gardener alike, offering plenty of space to run around, or relax and enjoy the peace and seclusion.

Services: mains electricity, water, drainage and gas
Tenure: Freehold
Council Tax: Band F
Local Authority: Mid Devon District Council
Agent's note: whilst Challice House feels as though it is detached, especially when inside, it is part attached to a period, thatched cottage to the right. Our client has advised Seddons that the white goods at the property that are not integrated, may be purchased under separate negotiation.

Bradninch

Bradninch has a good range of local amenities including an artisan cafe, 'The Central Dairy', a Spar supermarket and post office, doctor's surgery, Ofsted-rated 'outstanding' primary school, nursery, service garage, local pubs, recreation facilities and churches.

Bradninch lies approximately three miles from Cullompton which gives quick access to Junction 28 of the M5, leading south to Exeter and all points north, including Junction 27 with the nearby Tiverton Parkway station at Sampford Peverell with regular intercity services (London Paddington in 2 hours). From Bradninch, there is quick access to Exeter via the B3181, via Hele and Broadclyst, approximately 15 minutes' drive.



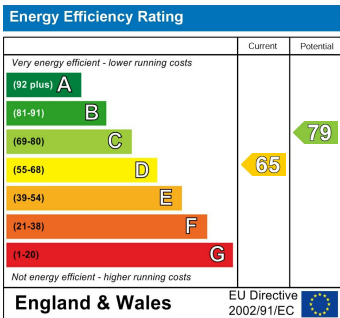
Directions

DIRECTIONS:

Viewings

Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:



Approximate Area = 3137 sq ft / 291.4 sq m
 Garage = 114 sq ft / 10.5 sq m
 Outbuilding = 562 sq ft / 52.2 sq m
 Total = 3813 sq ft / 354.2 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 Seddon Estate Agents LLP. REF: 1510494



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