



Thornton House







# Thornton House

22 Blundells Avenue, Tiverton, Devon, EX16 4DL

Town centre 0.8 Miles | M5 J27 & Tiverton Parkway 5.6 Miles | Exeter 15 Miles.

A spacious and elegant Edwardian semi-detached house with accommodation extending to over 3000 SqFt, ideally located close to Blundell's School, and 0.8 miles from the town centre.

- Semi-Detached Edwardian House
- Large Kitchen/ Dining/ Family Room
- Town Centre 0.8 Miles
- Over 3000 SqFt of Accommodation
- Council Tax Band E
- 5 Bedrooms. 3 Bathrooms
- Close to Blundell's School
- Drive & Ample Parking
- Large Garden
- Freehold

Guide Price £725,000

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@StagsProperty

## SITUATION

Located in one of Tiverton's most popular roads with very close access to Blundell's School, this is the ideal home to access all the amenities that the town offers, with the town centre just 0.8 miles distant.

Junction 27 of the M5 is 5.6 miles distant, alongside which lies Tiverton Parkway Train Station, offering services to London Paddington within 2 hours. The cathedral and university city of Exeter lies 15 miles to the south providing a wider range of amenities and services, including an international airport.

## DESCRIPTION

Formerly a boarding house for Blundell's School, Thornton House is a superb Edwardian semi-detached house that has been sympathetically renovated and improved in recent years to provide a spacious and flexible family home. The property continues to hold an abundance of character and period features, including high ceilings, picture rails, as well as a bespoke transom window and stained-glass sidelights to the front door accompanied by a mosaic tiled entrance hallway. Key features of the property include a large modern kitchen/ dining/ family room, 29' sitting room, two en suite bedrooms, a spacious garden, ample off-road parking and potential for a ground floor annexe.

An internal inspection is advised to fully appreciate the size and character of this exceptional home.

## ACCOMMODATION

From beneath the paved veranda, the bespoke entrance door opens through to an inviting and well-proportioned entrance hallway with beautiful mosaic tiled flooring. The large sitting room lies to the front of the property featuring timber flooring, a south-facing bay window and a wood burning stove sat upon a slate hearth with marble surround. To the rear is an exceptional family and entertaining space provided by an open plan kitchen/ dining/ family room with pantry and separate utility room. The bespoke kitchen offers an abundance of base units, both cupboards and drawers, and integrated appliances beneath white granite worktops. To the end of the kitchen area is a useful pantry offering additional storage and space for further appliances. The open-plan family/ dining room benefits from a modern wood burner and bifold doors leading out to the rear terrace providing a wonderful space for family time or entertaining. The sizable utility lies off to the side of the property. Fitted with base units beneath composite worktops and inset sink, whilst offering space for appliances, this room provides that much need space for muddy boots and paws.





To the side of the property, adjacent to the sitting room, is a large office space/ playroom with a cloakroom and interconnecting doors to both the sitting room and rear hall. External access can be gained via the rear hall or through the useful store with access to the rear of the property. These spaces offer the potential for a ground-floor annexe, subject to necessary consents. Existing planning is in place to extend above the single-storey rooms to include two bedrooms.

A turning staircase rises to the first-floor landing giving access to three bedrooms, one of which benefits from built in wardrobes. The landing also offers a versatile space with ample room for a relaxed seating/ play area. The intermediate landing gives access to bedroom 2 with an ensuite shower room and the family bathroom comprising of a bath, separate walk-in shower unit, wash basin and WC.

The turning staircase continues to the second floor offering a quiet location for the spacious master bedroom. This room benefits from south-facing views as well as an ensuite shower room, sauna and dressing room.



### OUTSIDE

Tucked behind hedging, the property is set back from the road. The tarmac drive runs to both the front and side of the property giving ample parking, whilst through a five-bar gate, to the side, the tarmac driveway continues offering further parking beyond and access to the rear garden.

To the rear of the property is a spacious block paved terrace, a superb space for a quiet retreat and/ or entertaining. Flanked by mature flower and shrub beds, steps lead up to a mainly level lawned garden enclosed with picket fencing. Within this, is the delightful brick and timber orangery with a store/ workshop enclosed.

### SERVICES

Mains Electricity, Water, Gas and Drainage. Gas Central Heating.  
Ofcom predicted broadband services – Standard, Superfast & Ultrafast Available.  
Ofcom predicted mobile coverage for voice and data: Internal: EE, Three and O2 (Variable). External – EE, Three, O2 and Vodafone.  
Local Authority: North Devon District Council. Tiverton (Blundell's) Conservation Area.

### VIEWINGS

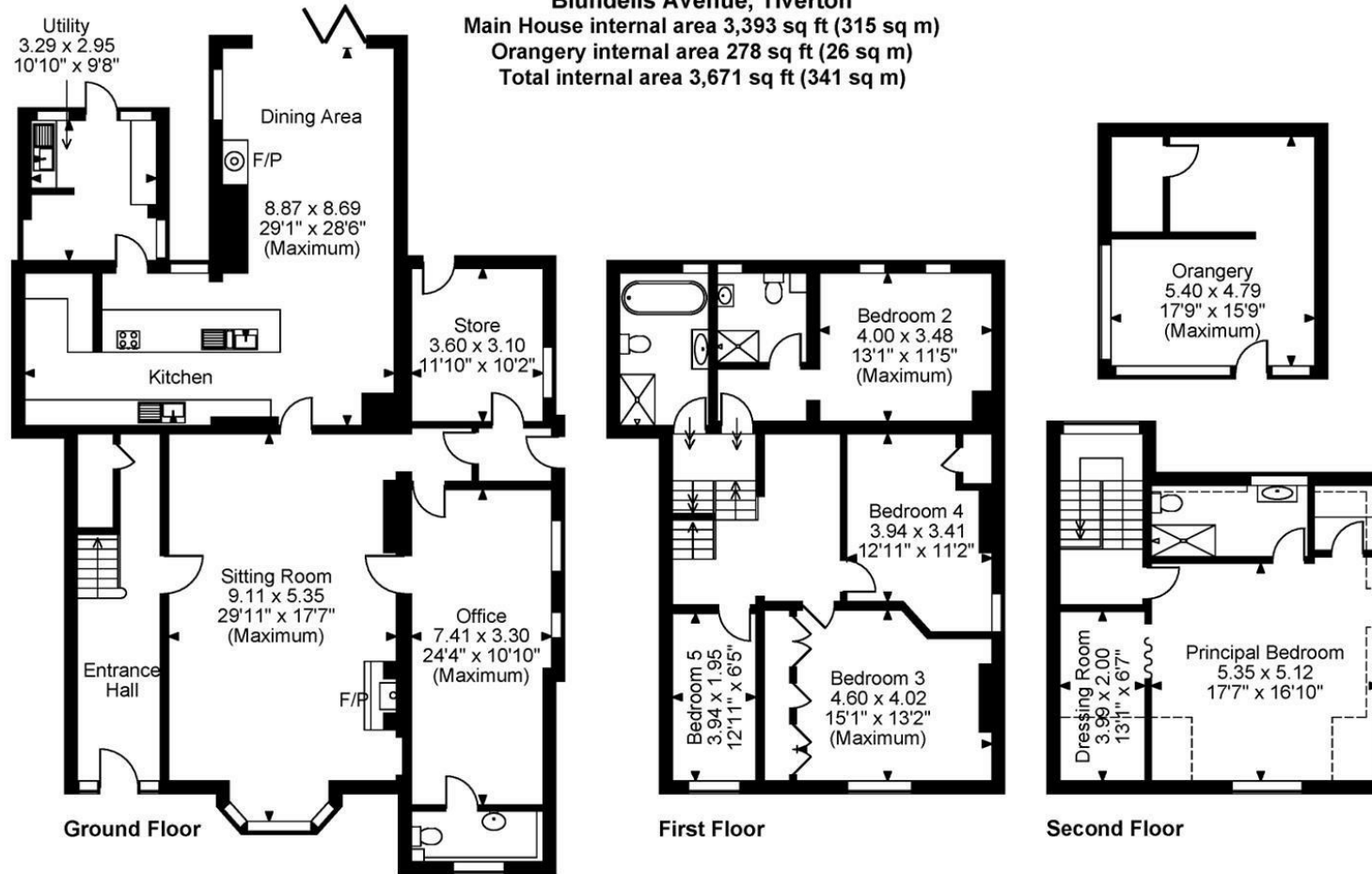
Strictly through the agents, Stags Tiverton.

### DIRECTIONS

What3Words: ///took.bride.rarely

Google Drop Pin: <https://maps.app.goo.gl/tLrxEYDQkFCiSx0WA>

**Blundells Avenue, Tiverton**  
**Main House internal area 3,393 sq ft (315 sq m)**  
**Orangery internal area 278 sq ft (26 sq m)**  
**Total internal area 3,671 sq ft (341 sq m)**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height  
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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                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 60                      | 64        |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |



