



Charolles, Thorverton, Devon

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A characterful, south-facing bungalow in a **magnificent rural position** with sweeping views across the Exe Valley.



 4    
  2    
  3    
  1    
  3.96 acres    
 EPC E

<b>Guide Price</b>	<b>Tenure</b>	<b>Local Authority</b>	<b>Council Tax</b>
£600,000	Freehold	Mid Devon District Council	Band E



## Location

Charolles is situated amidst the unspoilt countryside of the Exe Valley with only one neighbour, a working farm, on the opposite side of the lane. The village of Thorverton is a ten minute drive and has a parish church, two pubs and a village hall hosting a monthly Saturday Market for local produce. Tiverton is also close by meeting most day to day needs including a Tesco Superstore, the M5 and Exeter Airport are both within easy reach and Tiverton Parkway station offer regular train services to Paddington. The local area also offers a wide choice of schools both from the independent and state sectors.

## Distances

Thorverton 2.4 miles, Tiverton 5.6 miles (Tesco Superstore)  
Exeter City Centre 9.7 miles, Cullompton/Junction 28 M5 12 miles  
Exeter Airport 12.5 miles (London City Airport 1 hour), Tiverton Parkway station 13.6 miles (Paddington 1 hour 54 minutes)  
(All distances and times are approximate)

## The property

Positioned amidst unspoilt Devon countryside, Charolles has a truly wonderfully peaceful setting, with only one neighbour nearby, looking out across a swathe of the lush unspoilt Exe Valley. The property is set up on a slope about 150 yards from the river itself and is about 30 ft/10m above it. It is built of local stone and is partly rendered, with a tiled roof and large, double glazed windows that capture both the view and the available natural light to give the interior a lovely feeling of light and space.

Its internal layout revolves around a fantastic, centrally positioned sitting room with a series of tall almost full height windows incorporating a pair of French windows along one side that look out across the garden to the sumptuous view beyond. At one end of the room is an open fireplace and at the other is a wide arch leading through to the adjacent dining room.





Next to it is the generously sized kitchen/breakfast room, which has sufficient room for a separate seating and dining area. It has windows on two sides that look out towards the river and the sloping side of the valley to the west and including sliding French windows that open to the terrace and garden. It also has a walk-in larder, tiled floor and is fitted with a range of timber-fronted units under melamine work surfaces and a two-oven AGA. Beyond the kitchen are the laundry room, cloakroom, study and a door leading to the side porch, attached single garage and gardener's WC.

The two sides of the bungalow are connected by a wide reception hall that leads through to the property's four bedrooms and two bathrooms. The principal bedroom has plentiful built-in wardrobes and an ensuite bath and shower room. The remaining two double bedrooms and good-sized single bedroom share the family bathroom.

## Gardens and grounds

Charolles is set back from the passing, narrow country lane and is set in about 3.96 acre of garden and grounds. It is approached via a short stretch of tarmac drive that leads to a tarmac parking area beside the bungalow with space for several vehicles and direct access to the attached single garage and adjacent side porch.







Mature garden surrounds the bungalow with countryside extending out on all sides and is designed to be easily maintained. A line of trees mixed with tall shrubs shield the property from view from the lane and the property's boundary is marked by post and rail fencing.

The garden incorporates a gently sloping lawn dotted with a mix of mature trees and is fringed by borders of varying depth, planted with a rich mix of Spring bulbs, herbaceous perennials and shrubs. Charolles offers a gorgeous field, which is bound by a mix of post and rail fencing and stock-proof fencing. In all the garden and grounds extend to about 3.96 acres (1.60 hectare).

## Agents Note

The property has an agricultural tie. Planning permission has been applied for by a local neighbour to potentially build a dwelling.

## Services

Private water supply. Mains electricity. Private drainage.  
Oil-fired central heating & AGA.

## Directions (Postcode EX5 5LL)

what3words///happy.meant.bandaged

Head south from Tiverton on the A396/Exeter Road, which follows the Exe Valley. After 2.9 miles, just after the Trout Inn, turn right onto the A3072, signed to Crediton. Drive for a quarter of a mile and then turn left, signed to Bickleigh Castle (heritage sign). The entrance to the property will be found on the right after a mile and a half.



## Approximate Gross Internal Floor Area

2737 sq ft 254.2 sq m

Includes garage and excludes porch

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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