



Vennleigh



Vennleigh 25 West End

Bradninch, Exeter, EX5 4QP

Cullompton/ M5 (Junction 28) 3.5 miles, Tiverton Parkway
Railway Station 9 miles, Exeter 10 miles,

A spacious Grade II Listed family home extended across multiple eras with blended period features. Benefiting from potential ancillary accommodation with active planning permission in place.

- Beautifully melded period property
- Grade II Listed
- Spacious Living Across 4428 SqFt
- Period Features Throughout
- Off Road Parking
- Secluded Walled Garden
- Multi Generational Living
- Council Tax Band F
- Attached Coach House with Planning
- Freehold

Guide Price £825,000

SITUATION

Bradninch is a popular small Duchy town set in Mid Devon with a good range of local facilities including a Spar store and post office, primary school (Ofsted: Outstanding) and pre-school, two pubs, places of worship plus numerous clubs and societies including football, cricket, bowls, arts group, history and gardening clubs plus tennis courts. Surrounding the town is beautiful unspoilt countryside, making a fantastic position for rural pursuits with a network of local footpaths, whilst the National Trust owned Killerton and Ashclyst Forest are just over two miles away.

Exeter, to the south, has all the amenities associated with a major regional centre, including an airport with national and international flights, whilst, the market town of Cullompton, to the east, lies just off junction 28 of the M5 Motorway and to the north, the market town of Tiverton includes Blundell's School. There are mainline railway stations at Exeter and Tiverton Parkway.

PROPERTY HISTORY

Vennleigh showcases important historical features with charm and architectural elegance. It has a front facade with cob, stone plinth, and plastered finish, along with a red brick, likely Victorian extension at the rear. Preserved early 18th-century roof trusses highlight its heritage. Inside, there are unique elements such as an 18th-century door, 6-pane hornless sash windows, and a 19th-century dog-leg staircase. Deep overhanging eaves and close-set roof trusses add to its appeal.



DESCRIPTION

On the ground floor, the property is entered into an impressive hallway with a beautiful wooden turning staircase and polished hardwood handrail. The hallway leads to the sitting room, a generously sized space with high ceilings, original features, and large sash windows offering views of the countryside. The room is adorned with a wood burner and marble surrounds. Adjacent to the sitting room is the dining room, which also retains its original features and offers views of the walled garden through sash windows along with space to comfortably seat over 15 guests. A garden room, glazed on three sides, provides panoramic countryside views and overlooks the walled garden. The kitchen and breakfast room is a delightful space with bespoke wood units, a quarry tile work surface, and exposed beams. There's also a boot room, study, utility room, and a downstairs cloakroom.

On the first floor there is a spacious landing providing access to two spacious double bedrooms which both boast countryside views through a sash windows and again both have period cast iron feature fireplaces and walk-in wardrobes. In the master bedroom there is a recently renovated en-suite shower room which offers a double walk-in tiled cubicle with a shower, a low-level WC, a pedestal wash hand basin, an extractor fan, and a heated towel rail. Three additional bedrooms on the first floor each have their own unique charm, with sash windows, window seats, exposed beams, and ornate fireplaces. The first floor also includes a separate WC and a loft space with plenty of potential for various uses (subject to necessary planning consents).

The cellar of the property is divided into three distinct areas currently used as a workshop, wine cellar and store. The first room offers an excellent space for a workshop, complete with a window to the side, as well as power and lighting for convenience. The second and third spaces boast a charming cobbled floor, and various utilities including a wall mounted gas condensing boiler with a pressure cylinder, a convenient coal chute, and additional power and light fixtures. Notably, this room provides direct access to the garden through a door, enhancing its practicality and versatility.

THE COACH HOUSE

Adjacent to the property, there is a two-story coach house with full planning permission (MDDC Planning Permission (ref: 08/00584/FULL) and listed building consent (ref: 08/00586/LBC) to convert outbuildings into a dwelling. The coach house is equipped with power, lighting, and a water supply, currently configured with two rooms on the ground floor (gym and store) and a further room upstairs (hayloft).

OUTSIDE

The fully enclosed rear walled garden is of a good size and offers superb countryside views, multiple seating areas and a raised deck perfect for enjoying the evening sun. There is ample off-road parking and a number of useful outbuildings. The main garden features a lawn and several pathways, including one leading to a wooden door for pedestrian access. An outside tap and lighting are also provided.

SERVICES

All mains connected with gas central heating.

VIEWINGS

Strictly through the agents Stags Tiverton.

DIRECTIONS

From Junction 28 of the M5 proceed into and through Cullompton continuing towards Bradninch. Upon entering the town, head up through to the town centre and continue on West End Road past The White Lion Pub for approximately 300m where the entrance to the property driveway can be found on the left hand side.

what3words: ///backers.switch.scorecard



Approximate Gross Internal Area = 422.9 sq m / 4553 sq ft

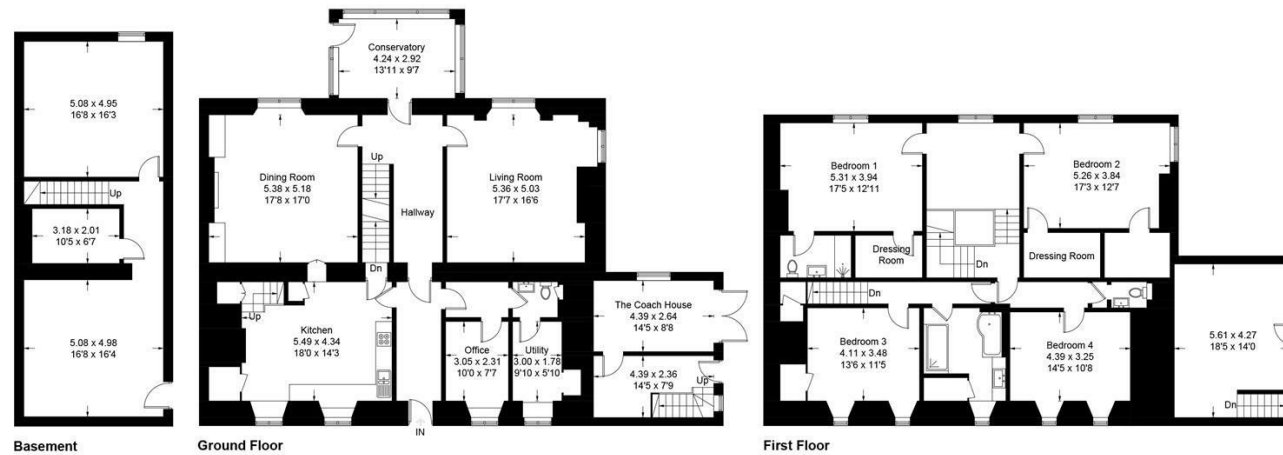
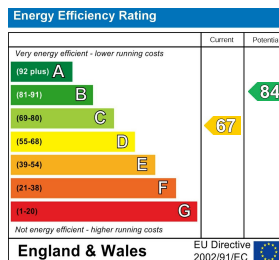


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19 Bampton Street, Tiverton, Devon, EX16 6AA

tiverton@stags.co.uk

01884 235705



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