THE OLD POST OFFICE
SCHOOL LANE • THORVERTON
EXETER • EX5 5NR

Exeter about 8.6 miles • Tiverton about 8.6 miles
Crediton about 6.5 miles

Quintessential Grade II listed home in the heart of the highly sought after Exe Valley village of Thorverton.

Accommodation summary
Entrance hall • Dining room • Sitting room • Study
Kitchen / breakfast room • Utility room • Cloakroom
Master bedroom with en suite shower room and dressing room
Three further bedrooms • Family bathroom
Delightful rear garden with terrace and lawn
SITUATION
Thorverton is one of the area’s most popular villages and lies midway between the market town of Tiverton with Blundell’s School and the university and cathedral city of Exeter. Thorverton is an ancient village with a thriving community and an array of interesting cob, local stone and thatched buildings. The well-known Thorverton stone was quarried from the 12th century onwards at nearby Raddon. The village has two pubs, church, chapel, primary school with pre-school, superb village shop and post office plus a farm shop on the outskirts. The surrounding area consists of typical, rolling Devon farmland with many excellent walks to be had around the network of public footpaths. There is good access to the M5 with junction 27 at Tiverton just 8 miles away and excellent rail links to London Paddington and Waterloo.

DESCRIPTION
The Old Post Office is a Grade II listed hall house that dates from the 14th century and has a fascinating history. It was the first staging post for a change of horses for the coaches out of Exeter as well as being one of the first post offices in the country.

The charming thatched home features a wealth of character including exposed beams, shutter windows and inglenook fireplaces. The welcoming entrance hall interconnects the ground floor living spaces with stairs to the first floor with an under stairs cupboard. The spacious sitting room has shutter windows to the front aspect, exposed stonework on one wall and a large feature inglenook fireplace.

The dining room opposite, with a similar stonework fireplace, has an attractive window seat overlooking the front with exposed beams adding further character. The kitchen possesses a rustic charm with its exposed beams, oil fired Aga and a matching range of wall and base units. The sociable room opens out to the dining area with double doors to the rear gardens and patio.

The Old Post Office counter area contains many of its original working features and is currently being used as a cosy study, with its own entrance, adjoining utility room and cloakroom. The Old Post Office counter area, with access off Bullen Street, might convert well into a separate annexe if required.

The spacious first floor landing leads to four double bedrooms including the master bedroom with its dressing room, built-in wardrobes and en suite shower room. The additional three bedrooms are serviced by the family bathroom with a bath and shower over, pedestal wash hand basin and WC.
GARDENS AND GROUNDS
The property enjoys a prominent village location. A path bordered by mature shrubs leads to the front door, with a side door to the rear gardens. The rear walled garden is well-maintained and lawned with a patio, providing the perfect location for al fresco dining and entertaining. The gardens are enclosed by shrubs, apple trees and flowering plants offering a good degree of privacy.

SERVICES
Mains gas and electric and water. Oil-fired Aga.

OUTGOINGS
Mid Devon District Council.
Council tax band D

FIXTURES AND FITTINGS
Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

DIRECTIONS
Head south on Southernhay East towards Chichester Mews. Turn left on to Barnfield Road and then turn left on to Western Way/B3212. At the roundabout, take the 3rd exit and stay on Western Way/B3212. At the next roundabout, take the 2nd exit and continue on to Old Tiverton Road. At the roundabout, take the 2nd exit on to Stoke Hill. After 2.6 miles, take a right on to Stoke Hill/A396 and keep following the A396. Turn left and continue on to Silver Street and after 0.5 miles continue on to Bullen Street. The Old Post Office will be on the left hand side on the corner between Bullen Street and School Lane.

VIEWINGS
Strictly by appointment with Savills and Knight Frank. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.
THE OLD POST OFFICE
Approximate Gross Internal Area:
232.2 sq.m. / 2500 sq.ft.