



STAGS

Upham Lodge

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Upham, Cheriton Fitzpaine, Crediton, EX17 4HN

Tiverton 6 miles - Crediton 7 miles - Exeter 12 miles

- 4 Bedrooms
- Family Bathroom
- Sitting Room
- Dining Room
- Kitchen, Utility Room & Toilet
- Study and Conservatory
- Extensive Garden & Grounds with Outbuildings
- 4.2 Acres including Field

SITUATION

Upham Lodge is situated off a quiet country lane between the villages of Cheriton Fitzpaine, Cadeleigh, and Way Village, in the heart of the unspoiled rolling farmland and woodland of Mid Devon, west of the beautiful River Exe Valley. The nearby village of Cheriton Fitzpaine has a thriving and friendly community supporting a wide range of activities. There is an excellent nursery and primary school, two public houses and a church.

Both Crediton and Tiverton, within 7 to 8 miles distance, are market towns with traditional shops, supermarkets and leisure facilities. Crediton has the well-regarded Queen Elizabeth secondary school with an outstanding 6th form. Within easy reach are the private schools of Blundell's, Exeter School and The Maynard School (girls).

Also easily accessible are the National Parks of Dartmoor and Exmoor, and the sandy and surfing beaches of the North Devon and the beautiful South Devon coasts.

Communications -There is quick access, via Bickleigh, the A396 and Tiverton, to the A361 dual carriageway, leading west to Barnstaple and the North Devon Coast, or east to J27 of the M5 motorway, beside which lies Tiverton Parkway Station with regular connections to London (Paddington), in just over 2 hours. To the south, the A396 leads to the University and Cathedral city of Exeter, where there is an international airport and most of the major retail shops.

DESCRIPTION

A spacious and individual detached Victorian property which has been used over recent years as a family home and smallholding by the current owners. The property has a wealth of character and charm, with beautiful fireplaces. The accommodation consists of four bedrooms, all a good size, and first floor bathroom. On the ground floor are two reception rooms, study, kitchen, utility and conservatory. The gardens are a particular feature and are laid out in various



A beautifully positioned family home with views, land and outbuildings.





sections with semi formal gardens, and a wildlife garden beyond. There is also the added benefit of a wooden studio and a range of agricultural buildings/stables which give access to the yard and the paddock beyond. Solar power units are installed. Internal inspection is recommended.

ACCOMMODATION

Front door to entrance porch. Door to ENTRANCE HALL with tiled floor, stairs to first floor, large understairs pantry and doors to all rooms. DINING ROOM with bay and side windows, parquet floor, ornate Victorian fireplace, radiator and night storage heater. Bar opening into KITCHEN with wooden hand-built units and breakfast bar, wooden and marble work surfaces, single drainer single bowl stainless steel sink unit, space for dishwasher and fridge, two door Aga, extractor, tiled splashbacks and window to rear. SITTING ROOM with window to rear, tiled fireplace with slate mantle with bottled-gas, coal-effect log burner, radiator and night storage heater, TV point and patio doors to CONSERVATORY with double doors to garden. STUDY with window to side.

FIRST FLOOR

GALLERIED LANDING with doors to all rooms, stairs to second floor, window to front overlooking garden. BEDROOM 1 with windows to rear and side, built-in wardrobe, night storage heater. BEDROOM 2 with windows to front and side, built-in wardrobe and fireplace. BEDROOM 3 with two windows to side, and night storage heater. BEDROOM 4 with two windows to side and rear, fitted cupboard and night storage heater. BATHROOM comprising panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, low level WC, heated towel rail, windows to side and rear, and fireplace. All windows and glazed doors, including the conservatory, are UPVC and double-glazed.

SECOND FLOOR

LOFT ROOM conversion with two Velux windows and power points. Separate attic storage area with water tank.

OUTSIDE

The property is approached off a quiet country lane, with driveway leading to parking for several cars and giving access to the garage. The formal gardens are mainly laid to lawn, with feature lily pond, a range of flower borders with mature shrubs and plants. The gardens offer a high degree of privacy with various seating areas. Beyond the formal gardens is a further fish pond and wildlife pond, green house and vegetable plot. Two wells with pumps There is also a useful STUDIO/PLAYROOM with patio doors and windows. A line of OUTBUILDINGS down the side of the garden includes the garage and two store rooms that have been used as stables and open onto a concrete yard with to the field. The field is bounded by a stream on one side and has a small wooded area at the far end with road access.

VIEWING

Strictly by prior appointment through the agents, Stags, on 01884 235705.

DIRECTIONS

From J27 of the M5 motorway, follow the A396 dual carriageway to Tiverton. From Tiverton proceed down the Exe Valley (A396) road towards Exeter. On reaching Bickleigh, turn right signposted to Crediton (A3072) before the bridge. Go over the small bridge and turn immediately right signposted to Cadeleigh. Follow this road, continuing through the village of Cadeleigh, and at Post Box Cross turn left. After 100 yards bear right and follow the road down the hill towards Upham. The property will be found on the left hand side just after the chapel.

SERVICES

Mains electricity and water. Oil Aga. Private drainage. Solar panels.



Approx. Gross Internal Floor Area
194.8 Sq Metres 2097 Sq Ft (Excludes Restricted Head Height & Storages)

Denotes restricted head height



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	61	75
49-54	E		
35-48	F		
2-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	