



# BRICKNELLS COTTAGE

Old Rydon Lane, Exeter, EX2 7JW







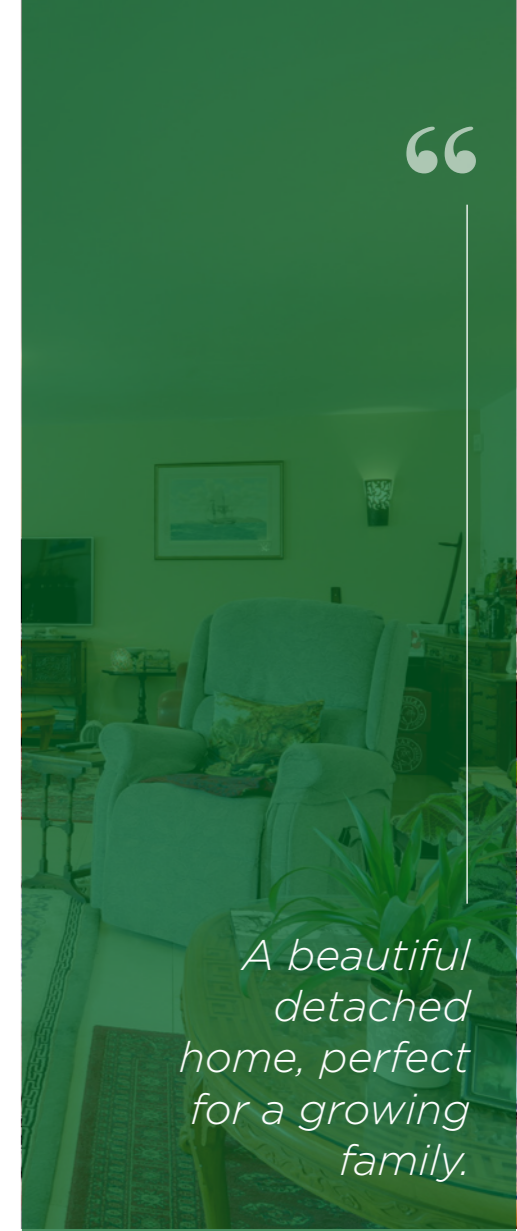
## BRICKNELLS COTTAGE

Old Rydon Lane, Exeter, EX2 7JW

A rare opportunity to purchase a superb, substantial, detached family residence with four double bedrooms, master en-suite, ample parking and surrounding garden, off Old Rydon Lane in Exeter.

- Spacious, modern kitchen/breakfast room
- Separate utility and dining room
- Large, light and airy living room
- Sitting room and library
- Four double bedrooms
- Large master en-suite and sun terrace
- Surrounding gardens
- Ample off road parking

Inside, this unique property is well presented with light and neutral decor throughout, feels warm and welcoming with gas central heating and double glazing, and is very spacious providing acres of living space, perfect for a large family.



*A beautiful detached home, perfect for a growing family.*



Detached house



City location



4 Bedrooms



3 Bathrooms



3 Reception rooms



Off road parking



Large garden



Gas central heating



EPC rated: 47 (E)



Council tax band: G



## GROUND FLOOR

On the ground floor a porch leads into an entrance hall with a staircase to the first floor, a cupboard beneath, and a large cloakroom with a WC and basin, a cupboard, an airing cupboard, and a boiler cupboard containing a large condensing combi-boiler for the central heating and hot water. A generously proportioned separate dining room is flooded with light from triple-aspect windows and sliding patio doors to the garden and has a modern living-flame gas fire making a nice feature. There is plenty of room for a table and seating for even the largest of families, perfect for a dinner party or a family celebration.

Across the hallway, an enormous living room has dual-aspect windows and feels warm and welcoming despite its generous proportions, with a library on one side, with bookshelves on all walls and skylights in its high vaulted ceiling, and a wonderful sitting room with dual-aspect windows and French doors to the garden. Completing the ground floor is a modern kitchen/breakfast room which has beautiful solid stone worktops and an extensive range of fitted units, including a huge island with a breakfast bar and integrated fridge. There is an integrated dishwasher, space for a range cooker with a filter hood above, and in a separate utility room there is more worktop and storage, a sink, a door to the garden, and space for a large American-style fridge/freezer.





## FIRST FLOOR

Upstairs, the master bedroom is stunning, with a high vaulted ceiling, a tiled floor with under-floor heating, and loads of light from two skylights and French doors leading onto a roof terrace. There are built-in wardrobes providing an abundance of clothes storage, and a superb ensuite wetroom which has his and hers basins and twin showers, a WC and a chrome heated towel rail. There are three further light and airy bedrooms all excellent doubles with wash-hand basins for convenience, two having fitted wardrobes. A family bathroom has a bath, a separate shower, a modern circular basin and a WC, and off the landing there is eaves storage and an additional cupboard.





## THE GROUNDS

Outside, the garden is level, large, sunny, and fully enclosed by double-gates, making it safe for both children and pets. It is beautifully maintained with an extensive area of block-paving providing ample parking, with a circular pond and fountain at its centre, flanked by neatly-edged lawns, and at the side of the property is a private and secluded paved patio, a fabulous venue for entertaining, be it alfresco dining or a barbecue. A timber summer house makes a wonderful artist's studio, there is a greenhouse, an outside tap and splash-proof power points, and at the rear of the property is an additional gravel driveway with double gates onto Old Rydon Lane, providing auxiliary parking for up to three cars, a boat or a caravan perhaps.



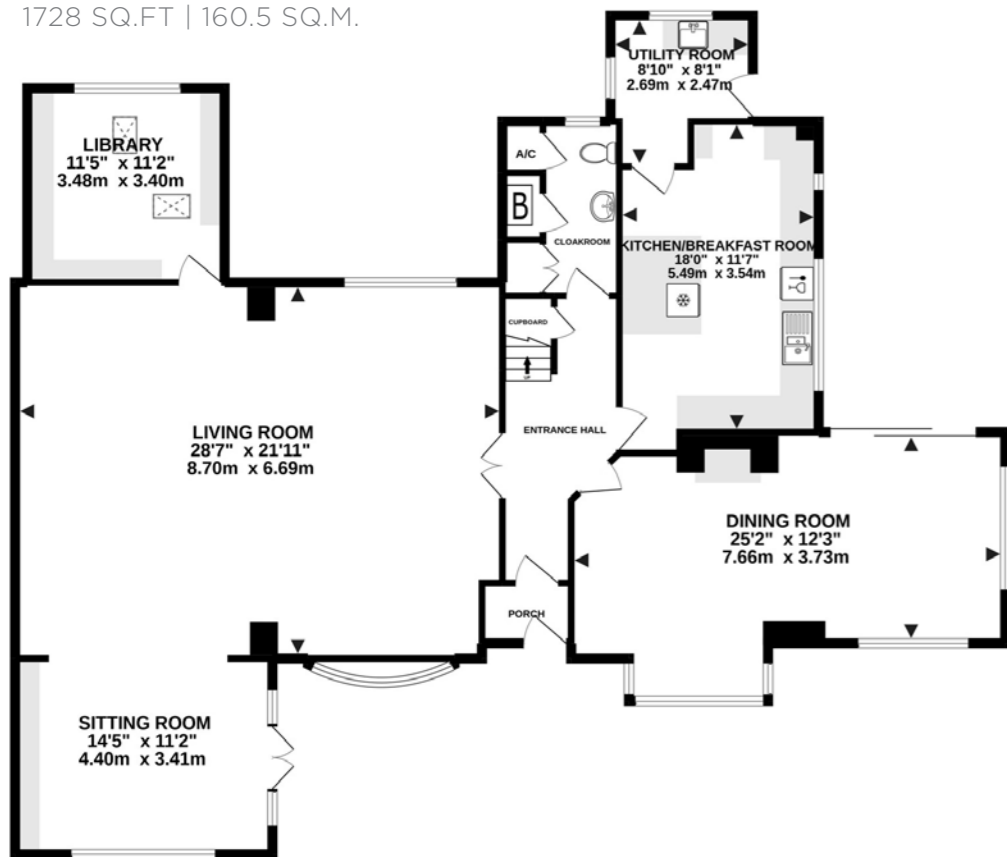


**BRICKNELLS COTTAGE,**  
OLD RYDON LANE, EXETER, EX2 7JW

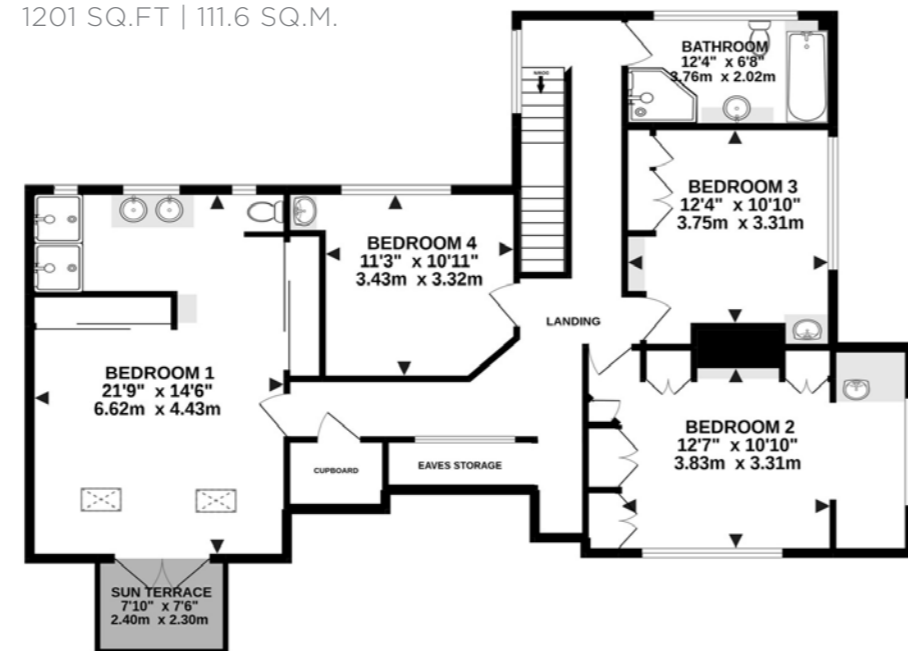
TOTAL APPROXIMATE FLOOR AREA 2929 SQ FT/ 272.2 SQ M



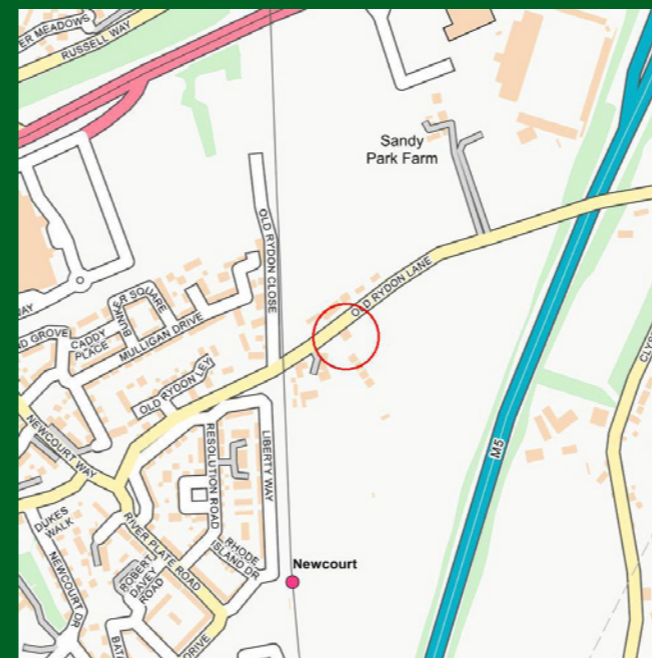
**GROUND FLOOR**  
1728 SQ.FT | 160.5 SQ.M.



**FIRST FLOOR**  
1201 SQ.FT | 111.6 SQ.M.



**LOCATION**



**EXETER**

Shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs rugby team – Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2h10) and an international airport.

**SCHOOLS**

<b>Primary</b>	
Clyst St Mary Primary School:	1.4 miles
Countess Wear Community School:	2.7 miles
Woodwater Academy:	2.7 miles
Pinhoe Primary School:	3.0 miles
Stoke Hill Junior School:	4.4 miles

<b>Secondary</b>	
Isca Academy:	2.2 miles
St Luke's Church of England School:	2.7 miles

<b>Private</b>	
Exeter School:	3.1 miles

**NEARBY**

Late night pint of milk: Londis:	1.2 miles
Exeter City centre:	4.5 miles
Tesco supermarket:	1.4 miles

**THINGS TO DO**

Exmouth Beach:	8.1 miles
Ludwell Valley Park:	2.7 miles
Exeter Golf and Country Club:	2.4 miles

**TRANSPORT**

Bus Stop (Sidmouth Rd (A376)):	0.4 mile
Exeter St David's Train Station:	5.5 miles
M5:	0.5 mile
Exeter Airport:	4.1 miles

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2022

Please check Google maps for exact distances and travel times.  
**Property postcode: EX2 7JW**

## COMPLETE SIGNATURE HOMES

141 Younghayes Rd, Exeter, Devon, EX5 7DR

t: 01392 422 500

e: [exeter@completeproperty.co.uk](mailto:exeter@completeproperty.co.uk)

---

Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property. SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited. As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.

