



East of **EXE**
ESTATE AGENTS

Woods Cottage
Farringdon, £675,000

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A well presented detached 'chalet style' property offering substantial and flexible accommodation, south facing gardens, detached double garage with workshop and fully fitted study/ office. Two ground floor ensuite bedrooms, four of the bedrooms are suites/ additional study areas. Plenty of parking and convenient village, semi rural location.

Detached | 'Chalet style' house

| Double Reception | Kitchen/ Dining Room

| Conservatory | Six Bedrooms

| Flexible Accommodation

| Semi Rural Village Location

| South Facing Gardens

| Double Garage with Office & Workshop

Entrance Hallway

Staircase and coat cupboard.

Reception

South facing double reception and dining room with window and French doors to patio and garden. Woodburner and door to kitchen.

Kitchen/Breakfast Room

Fully fitted kitchen with electric double oven and 'Aga'. Tiled flooring, twin windows to front, spot lighting, space for dining table and double doors to conservatory.

Conservatory

Doors to both front and rear, power, lighting and radiator.

Bedroom Suite One

Connected twin room with French doors and South facing window onto the gardens, fitted double wardrobes and concertina folding partition.



En Suite

Comprising bath with shower and screen over, WC and basin.

Bedroom Two

Window to front, spot lighting and radiator.

En Suite

Cloakroom with WC, wash basin and window.

1st floor landing with velux window and airing cupboard.

Bedroom Three

Dual aspect with double gable end window and skylight window. Circular arrange spot lighting and radiator.

En Suite

Skylight window, corner shower cubicle, vanity storage with basin and WC.

Bathroom

South facing window overlooking gardens. Suite comprising oval whirlpool bath, WC, washbasin, heated towel rail, radiator and bidet.

Bedroom Suite Four

Another connected twin room with roof windows in each space. Lends itself well to bedroom with study.

Bedroom Suite 5

Linked twin room with two south facing roof windows overlooking the garden and concertina connecting door.

Bedroom Six

South facing overlooking the garden.

Detached Garage Block

Double garage with electric counterweight door and loft storage.

Workshop

With separate front door and integral door to garage. Skylight windows, power and light.

Office/Studio

Fully insulated, multiple windows, power and light.

Storage

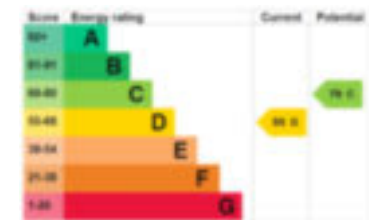
Fitted shed storage to rear of studio/office.

Gardens and Parking

Driveway leads to front parking area for multiple vehicles in addition to garage.

South facing gardens to rear with circular patio area and steps up to lawn with mature planting and beds.





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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.