



Ashford, Newton St. Cyres, EX5 5BT

Guide Price **£725,000**

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Ashford

Newton St. Cyres, Exeter

- Stunning Unlisted Detached Cottage
- Set in 2 acres with incredible views & seclusion
- Just 6 miles (under 20mins) from central Exeter
- Four double bedrooms & two bath/shower rooms
- Spacious living room with wood-burner
- Modern kitchen adjoining the dining room
- Beautiful sweeping gardens & grounds
- Serene stream side meadow & mature woodland
- Long private driveway with parking for 7+ vehicles
- Detached garage, solar PV panels & workshop

This stunning unlisted detached thatched cottage is a true hidden gem, offering a serene retreat amidst incredible views, seclusion, and tranquillity. Set on a generous 2-acre plot with surrounding woodland, this home provides the perfect balance of nature, beauty and convenient accessibility.

Located just 6 miles from central Exeter, a mere 15-20 minute drive will transport you from the peaceful countryside to the vibrant heart of the city. The nearby village of Newton St Cyres (1.5miles) and Crediton town (3.3 miles) are within easy reach, offering pubs, restaurants, transport links, shops, and schools.

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Step inside this charming cottage and be greeted by a sense of warmth and character. The accommodation boasts four double bedrooms, providing ample space for family, guests, or a home office. Two well-appointed bath/shower rooms, one on each floor, ensure comfort and convenience for all.

The heart of the home is the spacious living room, adorned with a cosy wood-burner. This inviting space is perfect for gathering with loved ones or enjoying quiet moments of relaxation.

The modern kitchen enjoys AEG/Neff/Siemens appliances with a balanced mix of stainless steel & granite worktops, it adjoins a delightful dining room, creating a seamless flow between cooking, dining, and entertaining.

With solar PV panels (owned) and oil-fired central heating, this cottage embraces energy efficiency and sustainability, allowing you to enjoy comfort while minimizing your environmental impact.

The true beauty of Ashford lies in its sweeping gardens and grounds. Immerse yourself in nature's embrace as you explore the beautiful meadow and wander through mature woodland, where tranquillity awaits at every turn. Two streams form the boundary to the north, east, and south, adding to the charm and natural allure of this exceptional property.

A long private gated tarmacked driveway leads you to your sanctuary, providing both seclusion and security. Parking will never be an issue, with ample space for 7-10 vehicles. A detached garage and workshop with a utility room & WC further enhance the practicality and versatility of this remarkable property.



Ashford is being sold with no onward chain, presenting a rare opportunity to make this enchanting cottage your forever home. Don't miss out on the chance to own a slice of countryside paradise. Contact us today to arrange a viewing and experience the beauty and serenity this property has to offer.

Please see the floorplan for room sizes.

Current Council Tax: E (£2,753pa)

Utilities: Mains electric, water, telephone & broadband, plus modern oil tank

Broadband within this postcode: Superfast Enabled

Drainage: Private treatment plant

Heating: Oil-fired central heating & wood-burner

Listed: No

Tenure: Freehold

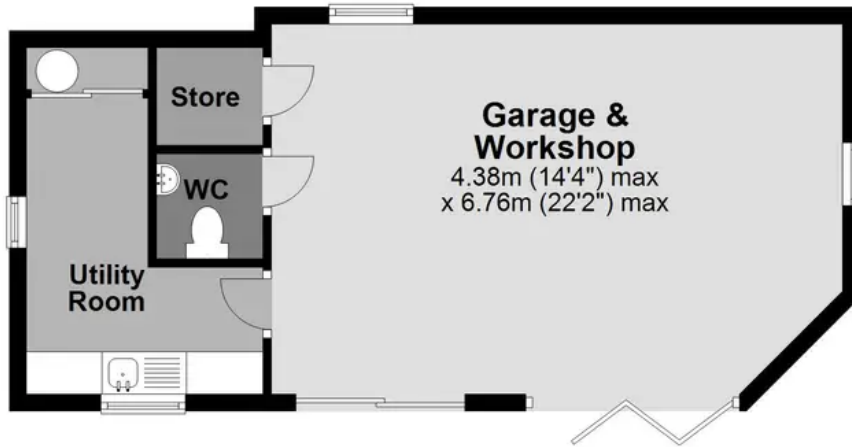
DIRECTIONS: For Sat-Nav use EX5 5BT, as Five Elms Lane becomes Crooklake Hill, continue down and as the road forks, stay to the left & the driveway for Ashford is found on your left just before you pass over the brook.

What3Words: ///challenge.realm.relished



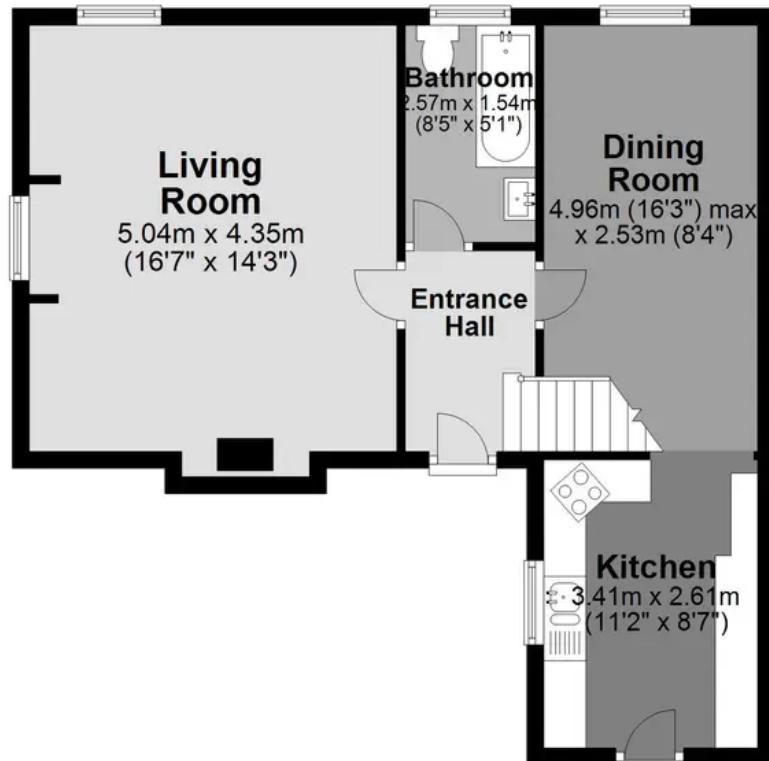
Outbuilding

Approx. 40.8 sq. metres (438.7 sq. feet)



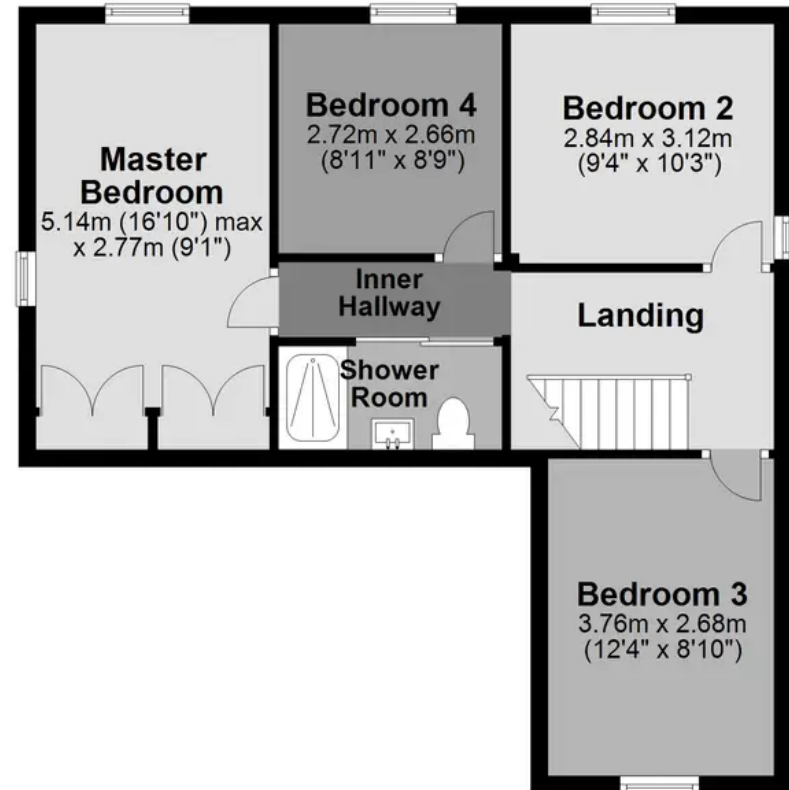
Ground Floor

Approx. 52.5 sq. metres (565.4 sq. feet)



First Floor

Approx. 54.7 sq. metres (589.0 sq. feet)



Total area: approx. 148.0 sq. metres (1593.1 sq. feet)



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.