



1 Pullman Cottages, Newton St. Cyres EX5 5AB

Guide Price £325,000

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1 Pullman Cottages

Newton St. Cyres, Exeter

- Period Unlisted End Cottage
- Great access to Exeter, pubs & restaurants
- Fifth of an acre plot with lovely gardens
- Potential for a building plot (STPP)
- Two double bedrooms & 3rd bedroom/study
- Lounge diner & kitchen breakfast room
- Attached large garage, scope to increase living space
- Off-road parking for 6-7 cars
- Mains gas central heating & uPVC double glazing
- Being sold with no onward chain

Discover the allure of period living at 1 Pullman Cottages, a captivating end cottage nestled in Half Moon, Newton St Cyres. This hidden gem offers not only a wonderful home but also a lifestyle of convenience for the city with a number of dining options within a mile or so, including Hanlons brewery & restaurant within walking distance. Yet, as you step onto the fifth of an acre plot surrounding the cottage, you'll feel a world away from the hustle and bustle.



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Enveloped by delightful gardens, this property boasts the potential for a building plot (STPP), adding an exciting layer of opportunity. Two double bedrooms and a versatile ground floor 3rd bedroom/study ensure your space requirements are fulfilled. Modern detached timber workshop & store (5.8m x 2.84 total), insulated, light, power & double doors to one end for larger bits of machinery.

Step into the warm embrace of the lounge diner, a space where history and comfort intertwine. The kitchen breakfast room offers a place for culinary delights, and the attached large garage which has been recently re-roofed and has light, power & plumbing for a washing machine, presents a canvas for expansion into further living accommodation, potentially upwards too, or to utilise the space for storing a vehicle with ample space surrounding.

Off-road parking for 6-7 cars most of which is gated ensures that guests are always welcome. Mains gas central heating and uPVC double glazing ensure year-round comfort, while the absence of an onward chain means your journey into your new chapter can start without delay.

Please see the floorplan for room sizes.

Current Council Tax: D (£2,253pa)

Utilities: Mains gas, electric, water, telephone & broadband



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Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

NEWTON ST CYRES, between Exeter and Crediton is widely regarded as one of Devon's finest villages, with a gentle stream running through the middle under its ancient stone bridge, alongside the wonderful 15th Century church built in honour of the martyr St Cyres, there are few places which match this tranquil setting. Numerous circular walks of 1.25 to 7.2 miles are on hand and a visit to the beautiful 9 acre arboretum is a must. The new primary school is a fantastic addition & no village is complete without a pub and Newton St Cyres does not disappoint with the atmospheric Beer Engine, a popular watering hole on the Rail Ale Trail, a tour of pubs near stations along the Tarka Line railway between Exeter and Barnstaple. The recently opened Belluno Italian Restaurant is also one to visit and cheese lovers can indulge themselves at Quicke's Farm shop, based half a mile west along the A377, the main road to North Devon. These outstanding features are supplemented by that iconic symbol of the English village, the cricket pitch. The crack of leather on willow fills the air when the village team play in the summer months. Footballers don't miss out either - there are two well-maintained pitches, home to Newton St Cyres FC.

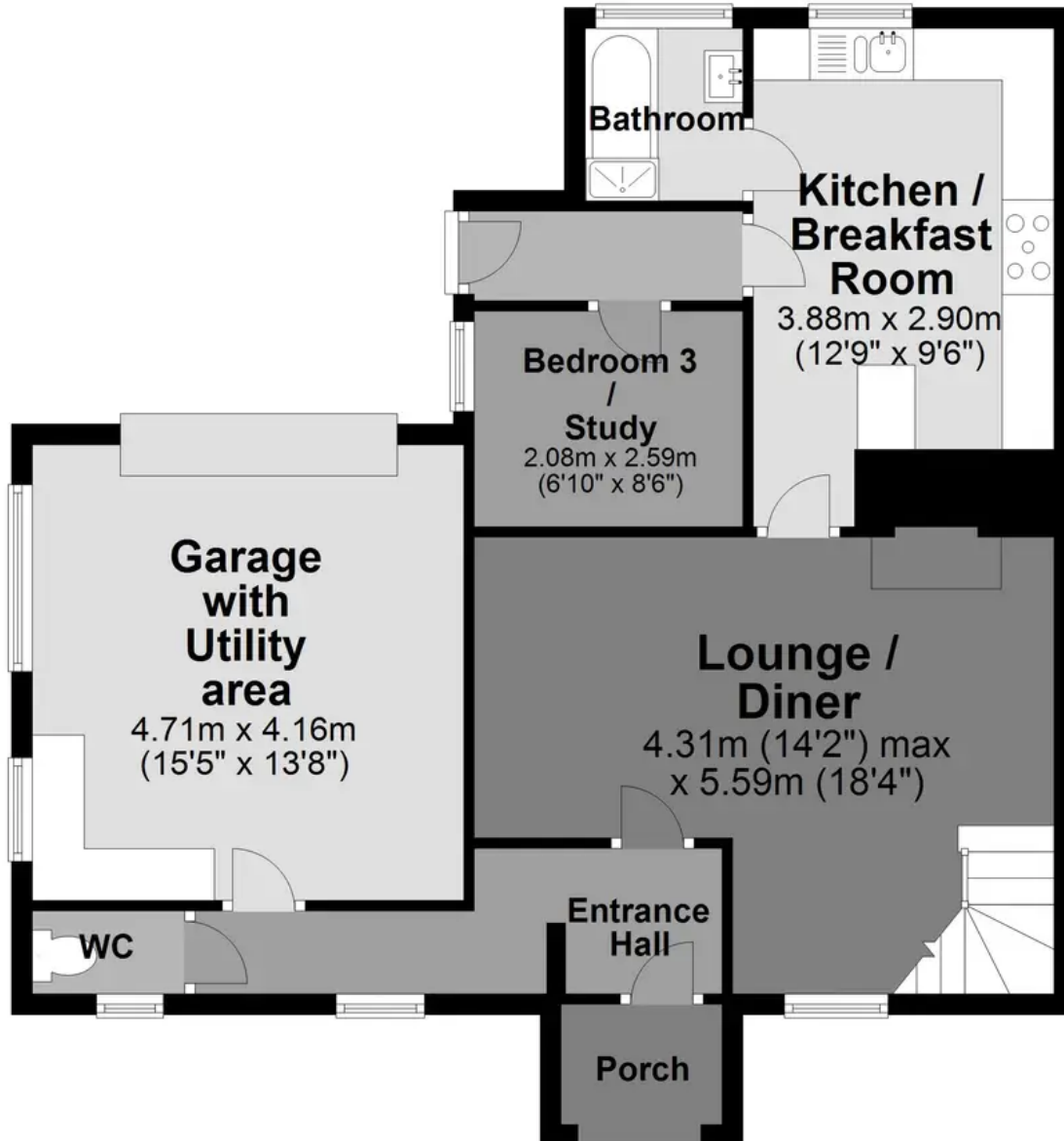
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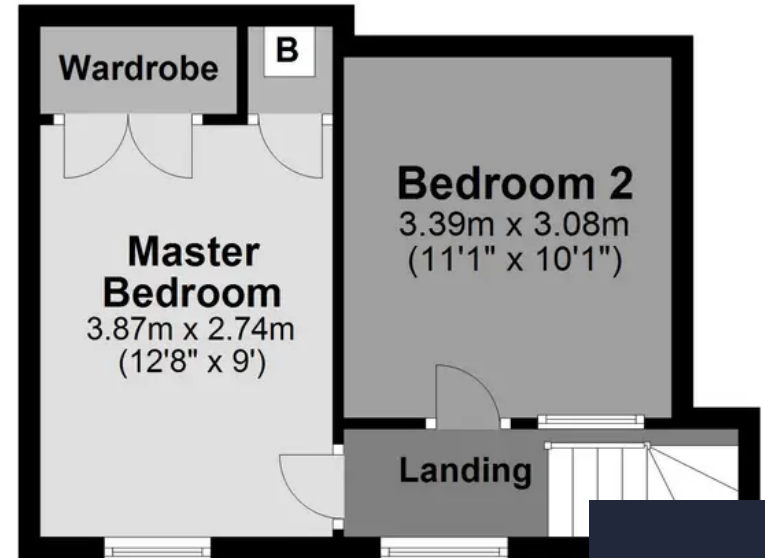
Ground Floor

Approx. 52.6 sq. metres (565.7 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.6 sq. feet)



Total area: approx. 80.7 sq. metres (868.3 sq. feet)

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