



3 New Estate, Newton St. Cyres

Guide Price £350,000

HELMORES
SINCE 1699

3 New Estate

Newton St. Cyres, Exeter

- Largely Extended 122sqm / 1,314sqft End-Terrace House with Self-Contained Annexe completed in March 2022
- Superb village edge location with fantastic rural views from front & rear
- Highly regarded foody pub, train stop & primary school all within walking distance
- Total of three double bedrooms (2+1) & two upstairs bath/shower rooms
- Ability to connect the living accommodation if preferred
- Large plot of 0.14 acres inc. extensive south-facing lawned garden & parking for 2 cars
- Space to extended the main home, or add a 2nd raised deck/balcony
- Mains gas central heating & uPVC double glazing
- Being sold with no onward chain

Welcome to 3 New Estate, where space, versatility, and superb location combine to create a truly extraordinary home.



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This largely extended end-terrace house, spanning a generous 122sqm / 1,314sqft, offers a world of possibilities to use as the current owners have it with the main home and then a fully self-contained annexe/holiday cottage (completed in March 2022), or create openings to have it as a spacious family home.

Situated on the village edge of Newton St Cyres, this residence treats you to breathtaking rural views from both the front and rear. The charmingly close proximity to highly regarded amenities enhances the allure – a foody pub, train stop, sports fields and primary school are all within a leisurely stroll.

Step inside and discover a home designed for comfort and convenience. With a total of three double bedrooms (2 in the main home +1 in the annexe), alongside two well-appointed upstairs bath/shower rooms (1+1), there's ample space to accommodate your family's needs. Both sides enjoy a wood-burning stove in the living room too.

As if that weren't enough, a generous plot of 0.14 acres offers extensive south-facing rear lawns and parking for two cars to the front. Embrace the opportunity to extend the main home or add a second raised deck/balcony to further enhance your outdoor living experience.

Enjoy the benefits of modern living with mains gas central heating in the main home, electric radiators in the annexe and uPVC double glazing. And to top it all off, this remarkable property is offered with no onward chain.



Please see the floorplan for room sizes.

Current Council Tax: B (£1,751pa)

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating to main home, electric radiators to annexe, multi fuel stoves in both

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 Quickes 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.

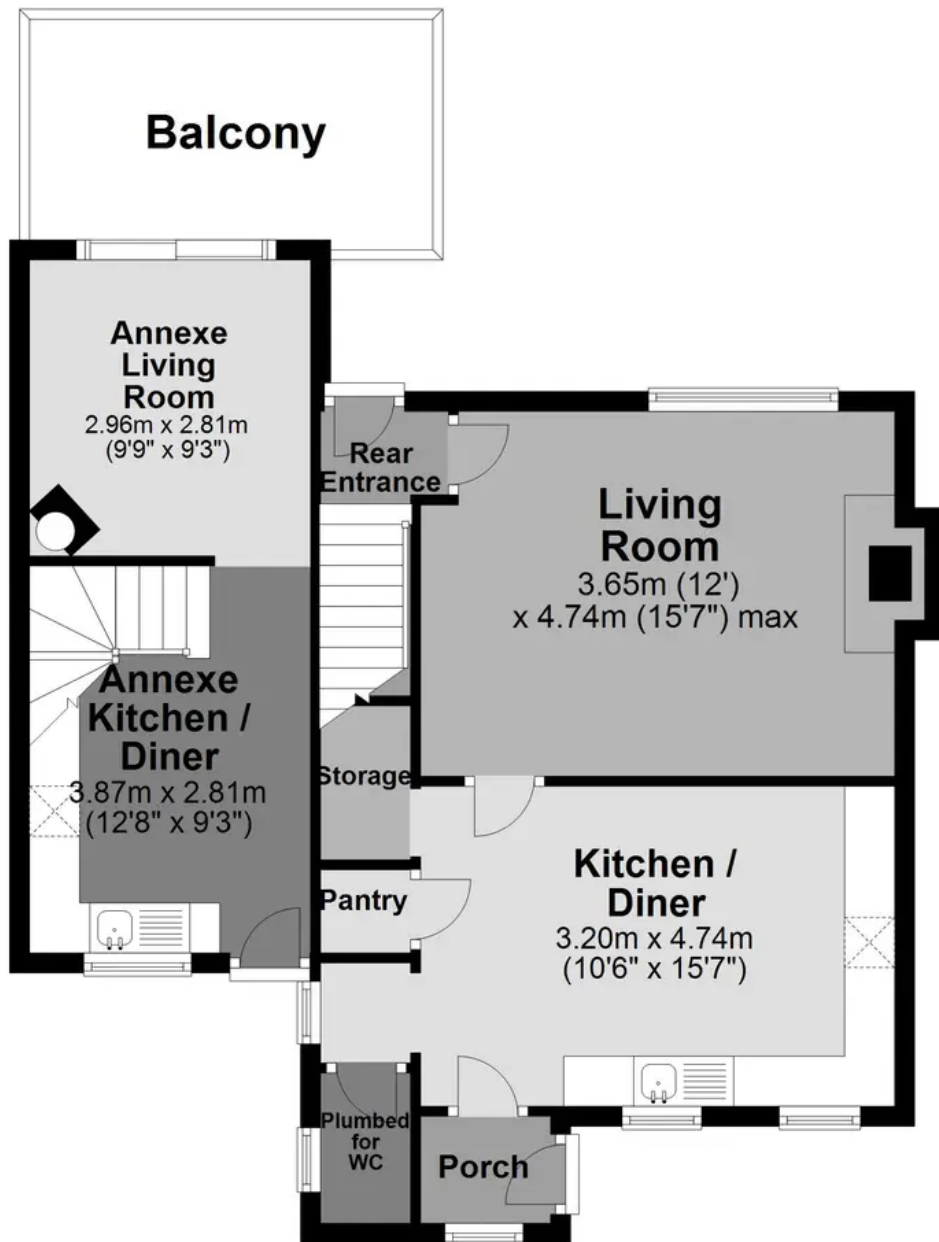
DIRECTIONS: If using Sat-Nav use EX5 5AR, parking is found in front of the house, or at The Beer Engine end of New Estate.

What3Words: ///hypocrite.wonderful.sparrows



Ground Floor

Approx. 62.6 sq. metres (673.8 sq. feet)



First Floor

Approx. 59.5 sq. metres (640.3 sq. feet)



Total area: approx. 122.1 sq. metres (1314.1 sq. feet)

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