



Pynes Waterhouse, Upton Pyne, EX5 5EQ

Offers Over **£480,000**

HELMORES
SINCE 1699

Pynes Waterhouse

Upton Pyne, Exeter

- An individual 1920's built detached house
- Far reaching rural views to rear & side, only 10 mins from Central Exeter
- Three bedrooms & modernised upstairs bathroom
- Long garage converted into a studio annexe with shower room
- Set on a fifth of an acre plot with gardens to front, rear & side
- Open plan kitchen dining & living room
- Snug with open fire & utility / boot room
- Shipping container garden office & rooftop viewing area above
- Ample parking for 3 cars with scope to create more if desired (STP)
- Downstairs WC, uPVC double glazing & oil fired central heating



HELMORES
SINCE 1699



Step into the enchanting world of Pynes Waterhouse, an individual 1920's built detached house that beckons you with its timeless charm. This unique property offers more than just a home; it's a piece of history, a canvas for your dreams, and a gateway to idyllic rural living. With far-reaching rural views to the rear and side, Pynes Waterhouse is your sanctuary just under 3 miles or a mere 10-minute drive from the bustling heart of Central Exeter.

This home boasts three bedrooms, each filled with character and potential. The modernised upstairs bathroom is the perfect blend of function and style, offering a relaxing retreat.

Step into the heart of the house, and you'll be captivated by the open-plan kitchen, dining, and living room. It's a space that effortlessly brings together family and friends, with double doors to the garden with rural backdrop.

For cosy evenings, the dual-aspect snug beckons with its bay window & open fire, perfect for unwinding after a long day. The utility/boot room adds practicality to your everyday life, while the downstairs WC offers convenience.

This home is equipped with uPVC double glazing and oil-fired central heating, ensuring your comfort all year-round.

But that's not all - the long garage has been thoughtfully converted into a studio annexe complete with a shower room. And if you need a quiet workspace, the shipping container conversion offers a garden office with a rooftop viewing area above.



Set on a fifth of an acre plot, Pynes Waterhouse boasts gardens to the front, rear, and side, offering a canvas for your gardening aspirations. Ample parking for 3 + cars is available, with scope to create more if desired (subject to planning).

Pynes Waterhouse is not just a home; it's a unique opportunity to create your own story, surrounded by the beauty of the countryside. Contact us today to embark on this enchanting journey and experience the magic of Pynes Waterhouse for yourself.

****Please note that the property is located directly next to the South-West Water drinking water facility, so a drive-by is required before a formal viewing is booked.**

Please see the floorplan for room sizes.

Current Council Tax: E (£2,689pa)

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

Broadband within this postcode: Superfast Enabled

Drainage: Cesspit

Heating: Oil-fired central heating

Listed: No

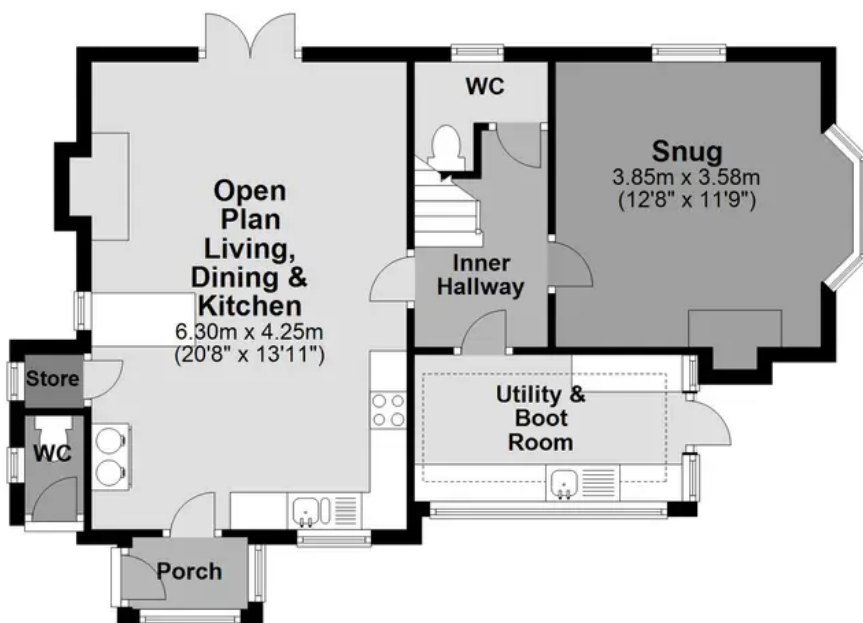
Tenure: Freehold

DIRECTIONS: The property is best found using What3Words: [///amends.saturate.shelving](#)



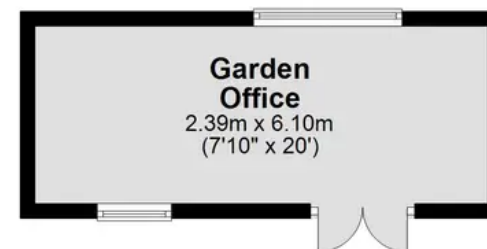
Ground Floor

Approx. 83.9 sq. metres (902.7 sq. feet)



Shipping Container

Approx. 14.6 sq. metres (156.9 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.8 sq. feet)



Total area: approx. 145.0 sq. metres (1560.5 sq. feet)

HELMORES
SINCE 1699



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

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.