



Check out this substantial detached family home with five bedrooms, two en-suites, a conservatory, solar panels, ample parking, and a large enclosed rear garden, conveniently located with excellent transport links to the city of Exeter, close to the new town of Cranbrook and villages of Whimble and Rockbeare.

The Elms | London Road | Whimble | Exeter | EX5 2PH



thoroughly good property agents



PROPERTY TYPE

Detached House  
Freehold



SIZE

2,239 sq ft



LOCATION

City



AGE

1920s to 1930s



BEDROOMS

5



RECEPTION ROOMS

3



BATHROOMS

3



WARMTH

Oil Central Heating



PARKING

Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

65 D



COUNCIL TAX BAND

F



### in a nutshell...

- Five Bedrooms
- Two Living Rooms
- Dining Room
- Kitchen & Utility
- Conservatory
- Large Rear Garden
- Close to Town, Rail Station & Schools
- East access to M5 & A30
- Solar Panels





## the details...

Check out this substantial detached family home with five bedrooms, two en-suites, a conservatory, solar panels, planning permission for a garage in the garden, ample parking, and a large enclosed rear garden, conveniently located with excellent transport links to the city of Exeter, close to the new town of Cranbrook and villages of Whimple and Rockbeare.

This spacious property is nicely presented throughout, feels warm with oil-fired central heating, double-glazing, a wood-burning stove, and it also benefits from an array of solar photovoltaic panels on the roof that generate electricity, helping to reduce the running costs. It is arranged over three floors offering spacious and versatile accommodation, ideal for a large family.

The accommodation comprises, on the ground floor, a porch and entrance hallway with a staircase rising to the upper floors, cupboard beneath, a huge living room filled with light from dual-aspect windows and a fireplace with a wood-burning stove makes a wonderful feature and focal point for the room, a generously proportioned sitting room with dual-aspect windows and a feature fireplace, a separate dining room, ideal for any occasion with sliding doors into a conservatory that has patio doors to the rear garden, a good-sized kitchen with an abundance of worktop and cupboard space, a range cooker and an integrated dishwasher, a cupboard containing an insulated hot water cylinder, and a door to a utility room with an oil boiler and plumbing for white goods, a hallway with a back door to the garden and a convenient ground floor cloakroom with a WC and basin.

Upstairs, on the first floor, there are three light and airy bedrooms, two massive doubles with dual-aspect windows, one having an en-suite shower room and another excellent double also with an en-suite shower room and an eaves storage cupboard, plus a family bathroom containing a bath, a separate shower, a WC, and a basin. The staircase continues up to the top floor where there are two further bedrooms, with vaulted ceilings and windows in the gables, one having its own shower and basin.

Outside, the rear garden is a generous size and is fully enclosed making it safe for children and pets. There is a large, level lawn with a couple of timber sheds, and a raised terrace of paving beside the conservatory, that makes a great venue for entertaining, be it a barbecue or alfresco dining.

At the front of the property is a gravel driveway where there is parking for at least six cars, an EV charge point, and a plastic oil tank for the central heating fuel.

Tenure: Freehold

Council Tax: F

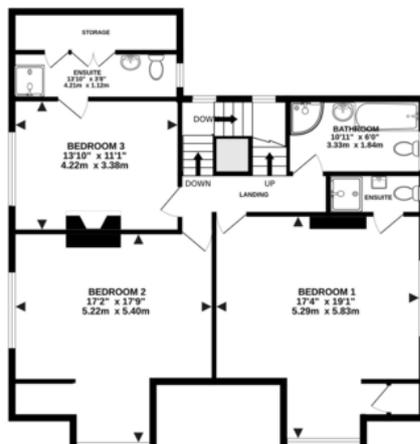


# the floorplan...

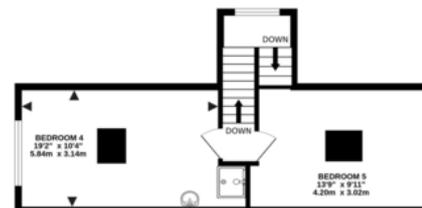
**GROUND FLOOR**  
1245 sq.ft. (115.7 sq.m.) approx.



**1ST FLOOR**  
990 sq.ft. (92.0 sq.m.) approx.



**2ND FLOOR**  
376 sq.ft. (34.9 sq.m.) approx.



**TOTAL FLOOR AREA : 2611 sq.ft. (242.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## the location...

The popular town of Cranbrook is located on the outskirts of the historic city of Exeter. Cranbrook has excellent commuting links with Exeter Airport and the M5 Motorway only a short drive away. Cranbrook also has the benefit of its own railway station connecting to the city centre. As Cranbrook grows so do the facilities, already having a thriving community with the Younghayes centre at its heart. There are local shops along with a doctor's surgery, pharmacy and a highly regarded primary school. Cranbrook really is an ideal setting for growing families and retirement.

### Shopping

Pint of milk: Co-op 1.9 miles

Supermarket: Sainsbury's 5.4 miles

### Relaxing

Beach: Exmouth 13.5 miles

Park: Country Park 1.5 miles

Pub: Cranberry Farm Pub & Restaurant: 0.9 mile

### Travel

Bus stop: 0.3 miles

Train station: Cranbrook 1 mile

Main travel link: M5 4.5 miles

Airport: Exeter 2.9 miles

### Schools

Rockbear C of E Primary School: 0.7 miles

St Martin's C of E Primary & Nursery: 1.9 miles

Cranbrook Education Campus: 1.3 miles

Please check Google maps for exact distances and travel times. **Property postcode: EX5 2PH**





Need a more complete picture? Get in touch with your local branch...

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