



A Grade II Listed Georgian/early Victorian style semi-detached cottage. Located in the popular district of Alphington Exeter, just a short distance from the City Centre, Alphington Primary, Bow Hill & West Exe Schools, local supermarkets, post office, pubs and country park. Easy access to M5 & A30.

Courtyard Cottage | Balls Farm Road | Alphington | Exeter | EX2 9HZ





PROPERTY TYPE

Semi Detached Cottage  
Freehold



SIZE

1,259 sq ft



LOCATION  
City



AGE

Georgian (1714 - 1830)



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Courtyard Garden



EPC RATING

32 F



COUNCIL TAX BAND

D



### in a nutshell...

- Grade II Listed Semi Detached Cottage
- Bow panelled window overlooking Courtyard
- Spacious Living
- Kitchen/Dining Room
- 2 Double Bedrooms & Ground Floor Single
- Spacious walled Garden area
- Off Road gated Parking
- 1st Floor Balcony + Terrace
- Close to Local Schools & Amenities
- Easy access to Rail Station, M5 & Airport





## the details...

A charming, grade 2 listed character cottage, with three bedrooms, a balcony, garage, parking and a courtyard garden, conveniently located a short distance from the local supermarket and shops, in the city of Exeter, with easy access to the City Centre.

This charming property is believed to have been originally constructed in the 18th century and later extended into what is now a spacious family home, with period features including low ceilings with exposed timbers, thick stone walls and a wonderful, curved bay window.

The accommodation briefly comprises, an entrance hallway, with a staircase to the first floor and a built-in cupboard, a ground floor bedroom, which is a decent single with dual-aspect windows; this would also make a great study, ideal for those working from home. A spacious extended kitchen/dining room, that has loads of worktop and cupboard space, a range cooker providing the excellent cooking facilities, a separate gas hob, floor space for an upright fridge/freezer and space with plumbing for a washing machine and another appliance, and the boiler, beside the range, provides the central heating. There is a convenient ground floor cloakroom with a WC and basin, and a spacious living room with a living-flame gas fire that makes a nice focal point for the room, and a superb, curved bay window that is a wonderful period feature, and has a pleasant outlook over the courtyard.

Upstairs, a spacious landing makes a great alternative study area, and there are two further generously proportioned bedrooms, both excellent doubles, one with a wall of built-in wardrobes and an airing cupboard containing an insulated hot water cylinder, and French doors open out onto the balcony, with a wrought-iron balustrade that makes a fabulous space to enjoy the summer sunshine.

Outside, the paved courtyard garden is divided into two areas by a raised bed and is adorned in a mature wisteria, stunning when in bloom, and is fully enclosed making it safe for both children and pets. The more secluded area is accessed through a wonderful gothic archway and makes a fabulous private space for entertaining, be it alfresco dining or a barbecue. The second area has more space for seating and ample parking for at least two cars in front of the single garage, which has an up and over door. A double gate provides access to the driveway, for which the property has right of way access. Additional parking is on-road if required.

Tenure: Freehold  
Council Tax: Band D



## Historic England listing details...

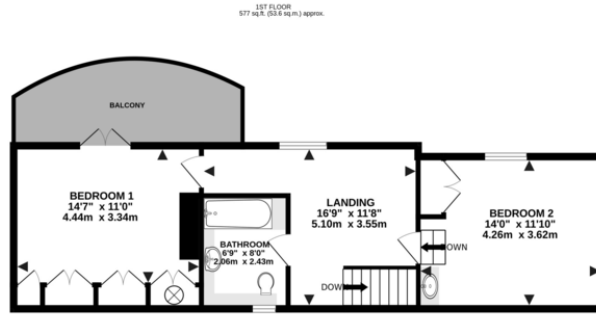
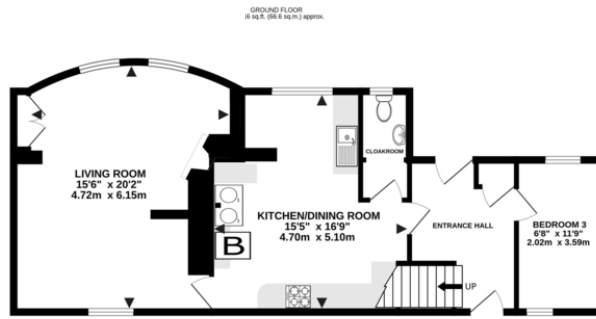
BALLS FARM ROAD (south-east side), The Crosse House and Courtyard Cottage  
(Formerly known as: COWICK LANE (South Side) The Cross House)

Once a charming late C18 or early C19 house with principal stucco front at right-angles to road. 1st floor has three 3-light gothic casements. Ground floor altered, with late C19 bay windows. Cornice, parapet, slate roof.

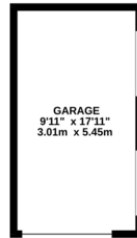
Listing NGR: SX9141090584



# the floorplan...



GARAGE  
177 sq. ft. (16.4 sq. m.) approx.



TOTAL FLOOR AREA : 1470 sq.ft. (136.6 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 property is situated on the outskirts of the city of Exeter in the desirable suburb of Alphington, which benefits from local amenities including a local shop, church, doctor's surgery, primary school and pub/restaurant. In addition, there is a Lidl and a Sainsbury's supermarket close by. There is easy access to the A30/A38/M5 motorways, Marsh Barton Trading Estate and the city Centre. There are also other good local transport links nearby.

### Shopping

Pint of milk: Sainsburys Petrol Station 0.2 miles  
Town centre: Exeter 2.8 miles  
Supermarket: Sainsbury's 0.2 miles

### Relaxing

Beach: Exmouth 12.7 miles  
Park: Cowick Barton 0.7 miles  
Haldon Forest: 6 miles  
Exeter Quay: 1.9 miles

### Travel

Bus stop: Cowick Lane 0.2 miles  
Train station: St Thomas 1.1 miles  
Main travel link: A30 0.8 miles  
Airport: Exeter 6.5 miles

### Schools

Alphington Primary School: 1 mile  
Ide Primary School: 1.5 miles  
West Exe School: 0.5 miles

Please check Google maps for exact distances and travel times. **Property postcode: EX2 9HZ**





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

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