



1 The Village, Newton St. Cyres

Guide Price £275,000

HELMORES
SINCE 1699

1 The Village

Newton St. Cyres, Exeter, EX5 5BU

- Gorgeous 2 bedroom village home
- Plenty of character
- Sought after village just 10 mins to Exeter centre
- Presented in excellent condition
- Living room with wood-burner
- Garden and off-road parking
- Excellent rural walks nearby
- Bus/train route to Crediton/Exeter
- Possibility of no onward chain
- New boiler 2023

High on buyers wish lists for properties here in Mid Devon are character, location, gardens and parking and public transport. Being a rural community it's hard to tick all the boxes but Primrose Cottage manages to do so. Located in Newton St Cyres, between Crediton and Exeter, it's ideally located for access to both the town and city with regular bus services (every 20 mins during the day) in both directions, plus a short walk away is the incredible local pub - The Beer Engine! It's a Grade II listed cottage so it's definitely got plenty of character throughout with exposed beams and a fantastic fireplace with wood burner. Being adjacent to the A377, it's easy for road access without needing to drive on narrow lanes, which is also a bonus. Another notable addition is mains gas central heating too (Boiler replaced 2023), which not all local villages are fortunate enough to have access to. The thatch was overhauled in 2017 so there's plenty of life left in that.





Internally the layout offers a spacious living/dining room with the wood-burner being a lovely touch. There's a useful entrance vestibule to give a buffer to the front door (ideal for heat savings!) and a WC too which again is rare for an older cottage. At the rear, the kitchen is well fitted with solid wood surfaces and a stable door opens onto the rear garden. On the first floor the landing has built in storage and access to the main shower room and then the two bedrooms, both doubles can be found at either end. The exposed floorboards and beams remind you of the history in this lovely home.

Outside, the house has a gated entrance to the side/rear with double gates giving privacy and options. There's room to park a car or it can be used as garden area. In addition, there are useful stores adjoining the house (room for outdoor equipment – even motorbikes). The garden is zoned with various seating areas allowing for outdoor dining and entertaining. Steps lead up to a "hidden" area with further seating and planted beds.

Agents Note: For viewings, please park on Station Road or in the local carpark (both about 100m away) and use the gated entrance on foot to the rear of the house.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2023/24 - £2002.84

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating (Boiler replaced 2023)

Listed: Yes Grade II



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.

DIRECTIONS

For sat-nav use EX5 5BU and the What3Words address is [///darling.fiery.lunching](https://www.what3words.com/darling.fiery.lunching)

but if you want the traditional directions, please read on.

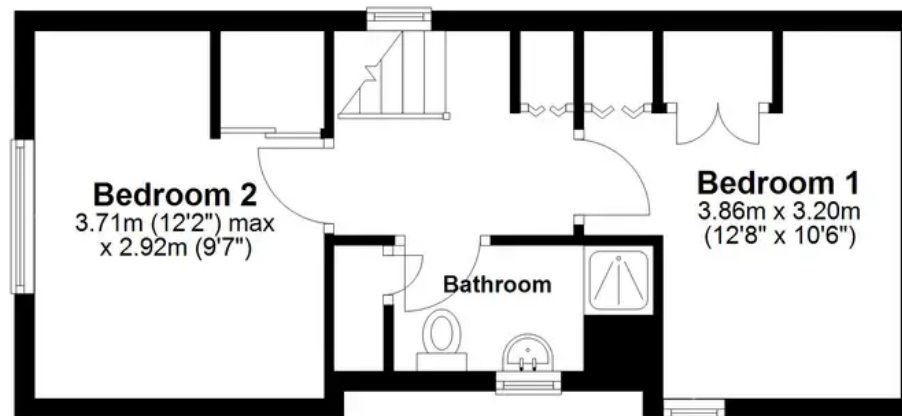
From Crediton High Street head towards Exeter and as you enter Newton St Cyres, the property will be found on the left on the junction of Station Road. For viewings – either turn into Station Road and walk back or pass the cottage and take the next right into West Town Road and then first right into the car park.



Ground Floor



First Floor





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