





FULL DESCRIPTION This wonderful property has been sympathetically renovated throughout whilst maintaining its original character boasting a new traditional style heating system and new electrics throughout. The rooms in this family home are all extremely spacious and the outdoor space has been drastically improved and can now be enjoyed by the whole family.

Well regarded Primary & Secondary schools are only a short drive from the property. As is Exeter city centre, local shops, transport links, Exeter RD&E & cycle tracks. This wonderful home is well situated for access to major road links including the M5 and A30.

As you enter the ground floor, the entrance hall is spacious and great for storing shoes/coats. The entrance hall gives access to one side of the split level first floor and also the kitchen/diner. The kitchen/diner is the hub of the house and makes a great space for family time or socialising with friends. There is plenty of storage for kitchen essentials and ample space for appliances as well as additional sofa's or seating. The large windows give a dual aspect and allow light to flood the room. The 32AMP Aga provides heat for the whole house.



The living room is a great size again with large window overlooking the sunny garden. The wooden beams and working log burner make the space feel extremely warm and homely.

There is another spacious hallway to the rear of the property leading to the garden and the other side of

the split level first floor.

The first floor of this property has been split into two halves and is accessed via two staircases. On side one of the first floor there are 2 large double bedroom with exposed beams and a stunning shower room with feature sink. The second side of the first floor is exactly the same with a further 2 double bedrooms and shower room with a stone feature sink.

This family home comes with great outdoor space. The garden wraps around the front and side of the house and is fully enclosed. There is a patio area perfect for BBQs and Al fresco dining and there is currently a hot tub in this area, a great space for entertaining friends or family. The other part of the garden has shrubs and bushes as well as raised flower beds, a pond and a converted wishing well that has been made into a stylish table.

There is access to a large barn from the garden and part of this has been converted into a utility area and WC. There is plenty of space for storage and this is where the boiler is located. This room has light and power.

The driveway allows parking for 4+ cars.

ENTRANCE HALL Leading to rooms on the ground floor, a staircase and giving lots of storage for jackets and shoes.



KITCHEN/DINER Wonderfully designed with granite worktops, plenty of storage cupboards and a Belfast sink. This room has a dual aspect and a 32amp Aga.

LIVING ROOM Great sized room with large window, working log burner and exposed beams.

HALLWAY Giving access to the rear of the property and another staircase.

SPLIT LEVEL FIRST FLOOR







BEDROOM Large double bedroom with exposed beams and large window.

BEDROOM Another large double bedroom with large window.

SHOWER ROOM Wonderfully light room consisting of a WC, feature hand wash basin and shower.

BEDROOM Double bedroom with skylight and exposed beams.



BEDROOM Another double bedroom with large window.

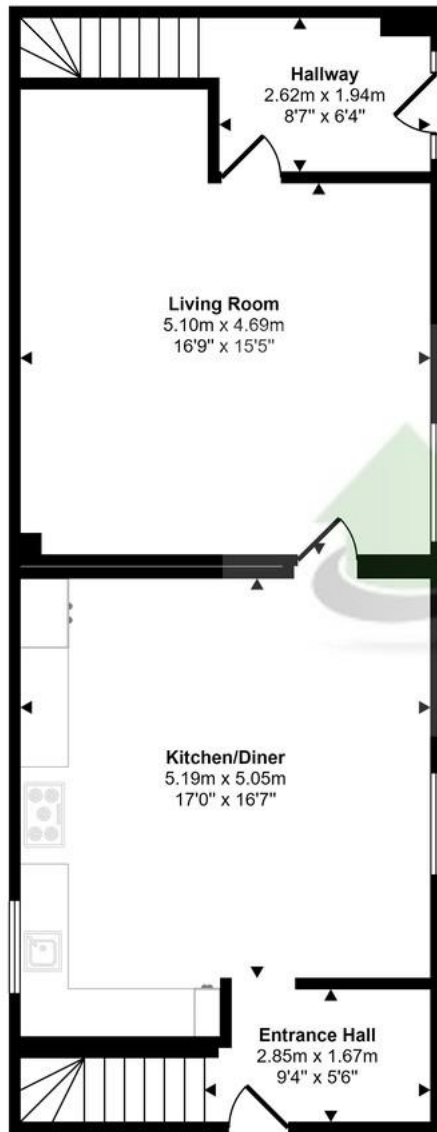
SHOWER ROOM Light space consisting of a shower, WC and feature stone sink.

BARN TO THE REAR The barn to the rear has been converted into a utility room and a WC. There is a large space for storage. The boiler is located in the barn.

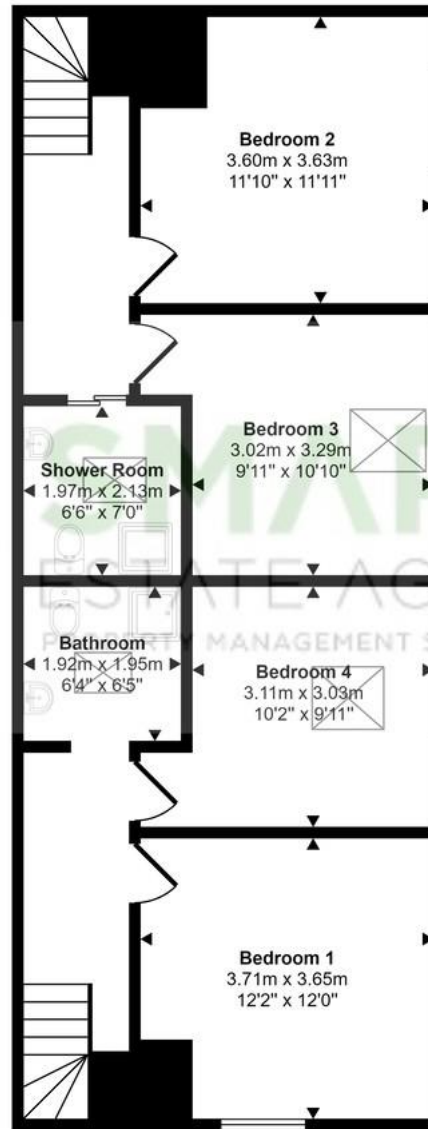


GARDEN The garden wraps around the property and is mostly slatted with shingle stone. there is a patio area for al fresco dining and lots of plants and bushes as well as a hot tub area. The current owner has crated a feature table from an old wishing well and there is a little house for her ducks! The garden at this property is truly magical and a must see!

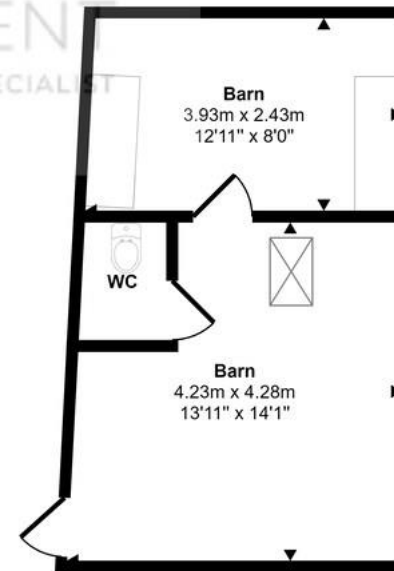
Approx Gross Internal Area
172 sq m / 1853 sq ft



Ground Floor
Approx 73 sq m / 781 sq ft



First Floor
Approx 72 sq m / 775 sq ft



Second Floor
Approx 28 sq m / 297 sq ft