





## Cowick Lane

Exeter,

Standing proudly and forming the major part of an elite select residence, this exceptional 4 bedroom Manor House encapsulates the essence of historic elegance and contemporary luxury living. Nestled within the walls of a distinguished 18th Century Grade II listed Georgian Manor House, this property exudes sophistication and refinement and creates an enviable family home.

Stairs rise to the first floor giving access to the most impressive bespoke kitchen/breakfast room and sets the stage for culinary excellence. The kitchen boasts premium appliances such as two Siemens ovens, induction hob, Miele combination microwave and warming drawer, dishwasher, super size fridge and freezer, coffee bar, larder cupboard along with convenient additions of a boiling hot water tap and waste disposal unit. On this level is the spacious main bedroom with fitted wardrobes and a luxury four piece en suite bathroom. Stairs give access to the top floor with three further double bedrooms with the guest room having en suite shower room and a further modern bathroom.

The kitchen opens up to the impressive dining room for formal gatherings or intimate soiree. There is a second staircase that gives access to a dedicated cinema room.



### FRONT GARDEN

A wrought iron gate leads to the covered entrance area with feature sunken fish pond and front door. There are steps that lead to a spacious block paved barbecue area that has access to the covered patio with feature, outside wood burning stove, ideal for entertaining.

### REAR GARDEN

The rear garden boasts a most impressive resort style heated swimming pool that has recently had a new luxury pool liner and gas boiler fitted. To the side of the pool area is a good size level lawned garden with further covered rotunda style eating area, ideal for alfresco dining with fitted light and patio heater. There is a path that gives access to the detached two storey folly and comprises of an open plan living area and kitchenette, bathroom and bedroom. Neatly tucked away is the pump room with gas boiler and filtration system as well as a useful garden shed.

### DRIVEWAY

6 Parking Spaces

Yealm Manor is approached via double automated gates leading to an expanse of stone chipped driveway with a lawned central feature allowing easy access in and out.

### DOUBLE GARAGE

2 Parking Spaces

The large driveway leads to the detached double garage with automated garage door. Above the garage is a most useful studio with kitchenette area and shower room ideal for home office, changing room or clinic.



# Cowick Lane

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Yealm Manor occupies a most convenient and enviable position readily accessible to Exeter city centre, the M5, A30 to Cornwall, A38 to Plymouth, Dartmoor National Park and the coast. The thriving city of Exeter offers a wide choice of cultural activities with a theatre, museum, art centre and a wealth of good shopping and restaurants. Exeter offers a variety of schools, both primary and secondary, including Exeter School and the main art school whilst Exeter University is recognised as one of the best in the country. Exeter St Davids and Central Station offer regular rail services to London Paddington in just over 2 hours. Exeter airport offers an ever increasing number of domestic and international flights including London City Airport.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Four double bedrooms with bedrooms one and two having luxury en suite facilities
- Cinema room with built in surround sound speakers and media unit
- Automated gated access to ample parking and double garage
- Resort style heated swimming pool with beautiful gardens, ideal home office/studio and two storey detached folly with lounge, bathroom and bedroom.









GROSS INTERNAL AREA  
 GROUND FLOOR 101.1 m<sup>2</sup> FLOOR 1 106.9 m<sup>2</sup> FLOOR 2 69.7 m<sup>2</sup>  
 EXCLUDED AREAS : PATIO 16.7 m<sup>2</sup>  
 TOTAL : 277.7 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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