



East of 
ESTATE AGENTS

The Cider Press
Clyst St. Mary £475,000

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This charming and deceptively spacious barn conversion is filled with all the character you would expect from a property of this period. The Cider Press is located in a small development of barn conversions in the beautiful farm of Winslade Barton and is within a short distance to Clyst St Mary local amenities and Primary School, to Winslade Park and within easy commute to Exeter, Exmouth and the M5/A30 corridor. This delightful property offers a spacious reception rooms and kitchen/diner on the ground floor with four bedrooms and two bathrooms on the first floor. Out to the rear is a conservatory overlooking the South facing rear garden and to the front is ample parking.

Four Bedrooms with Master ensuite | End Terrace
Barn Conversion | Open Planed Kitchen, Diner |
Spacious Lounge | Conservatory | Family Bathroom |
Cloak Room | Extensive South Facing Rear Garden |
Ample Parking | Community Surroundings

DESCRIPTION

This former farm building has been converted to create a deceptively spacious family home. Located in the old farmyard of Winslade Barton, the property is now part of a growing community as the development comes to an end. The character red stone walls and arched door frames give way to a spacious lounge with a large, impressive stone fireplace. A wooden staircase winds up to the first floor and of the to the side opens to the light and airy kitchen diner. The kitchen has been fitted out with a clean white contemporary kitchen with white slab wall and floor units topped with a quartz worktop and upstand. An arched kitchen window above the sink looks out over the rear garden.



To the side again is the cloakroom and coat store with access out to the side of the property. Up above on the first floor the landing gives way to three bedrooms each with ample built-in storage along with a master ensuite. The family bathroom located to the middle hosts both a separate bath and a shower cubicle.

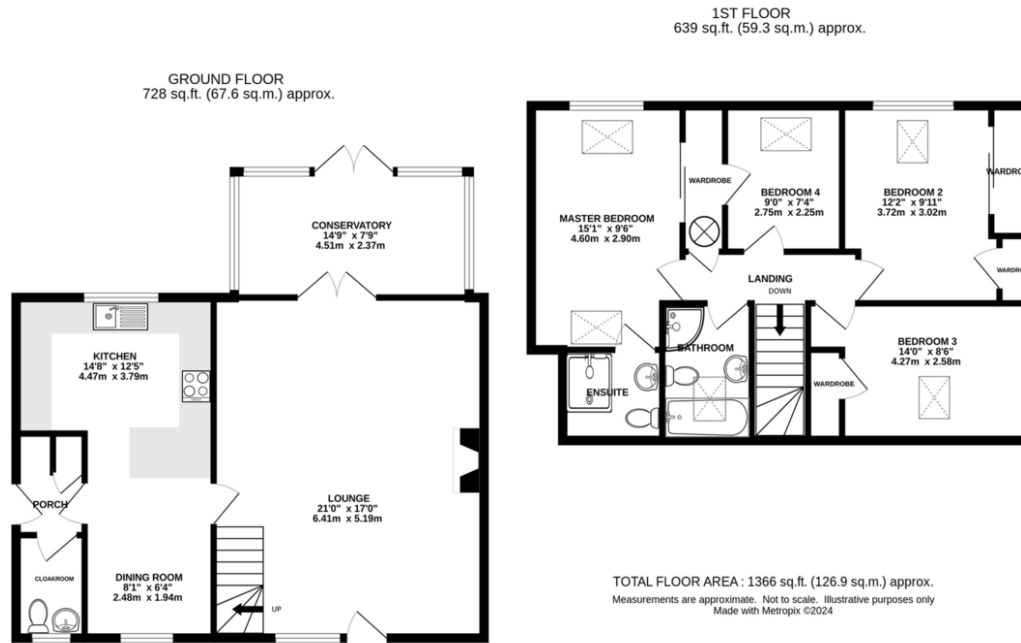
GARDEN AND GROUNDS

The extensive south facing rear garden looks down and over to a pair of oak trees to its far hedge. The garden has been laid to lawn with a mixture of hedges and wooden fences along its fringes all filled with flower plants and shrubs. To the far end a small patch is dug ready for planting with a path leading through the middle.

LOCATION

The property is located in a small complex and community of barn conversions of Winslade Barton. Approach is made from the entrance on the A376 Exmouth Road just beyond Clyst St Mary Roundabout and the traffic lights for Winslade Park. The village of Clyst St Mary with its renowned local hostelry, shop and Primary School are just a short distance away along with the leisure and sporting facilities offered by Winslade Park. The location offers easy access Exeter and Exmouth and to the main M5 and A30 trunk roads.





Awaiting EPC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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