



19 The Village Pump Street, Newton St. Cyres

Guide Price £350,000

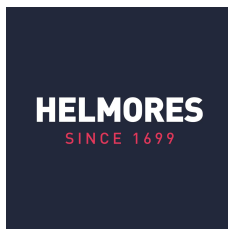
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19 The Village Pump Street

Newton St. Cyres, Exeter, EX5 5BY

- Link detached thatched cottage
- In need of some TLC
- Incredible position in sought after village
- 3 bedrooms
- Large south facing garden
- Central heating
- Off-road parking
- Possibility to extend (stp)
- No chain

Newton St Cyres is always a popular destination for many buyers, with it's ease of transport links to Crediton and Exeter, a modern primary school and places to eat and drink, it's suitable for a range of people. Being only 10 minutes from Exeter via road or rail is sure to be an appeal with a regular timetable plus there's plenty of local walks to enjoy with miles of country lanes and forest trails on the doorstep. The village has a mix of old and new properties and 19 The Village can be found on one of the oldest parts, Pump Street. Accessed over a pretty ford, it's a step back in time and it's no wonder the street scene is protected with the conservation and Grade II listed status.





The house has been let for many years, in fact, it's likely that this is the first time it's ever been on the open market since it was "new". It's a cob and thatched, link detached cottage (adjoined to the neighbours' garage to one side) with a wonderful south facing garden and views down over the adjacent fields. It would benefit from some TLC but the size, character and position are well worth the investment. The thatch roof has been well maintained and was recently re-ridged and there's oil fired central heating. A 1950's extension houses the bathroom but, subject to permission, this area could be reconfigured to better use the space and maybe even extend the main living spaces. On the ground floor is a long side passage, ideal for a boot room and this leads to the bathroom on the ground floor. There's a good sized kitchen/dining room and then a light living room (with fireplace that's currently not used). On the first floor are 3 double bedrooms with plenty of character.

The driveway access is to the side providing off-road parking for a number of vehicles and this opens into the large garden, backing onto fields, it's a wonderful space and somewhat of a blank canvas and a real selling point of the property.



Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 2024/25-
£2096.03

Approx Age: 1800

Construction Notes: Cob and thatched

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private drainage (septic tank)

Heating: Oil fired central heating

Listed: Yes Grade II

Conservation Area: Yes

Tenure: Freehold

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 5BY and the What3Words address is [///detection.telephone.ants](https://www.what3words.com////detection.telephone.ants)

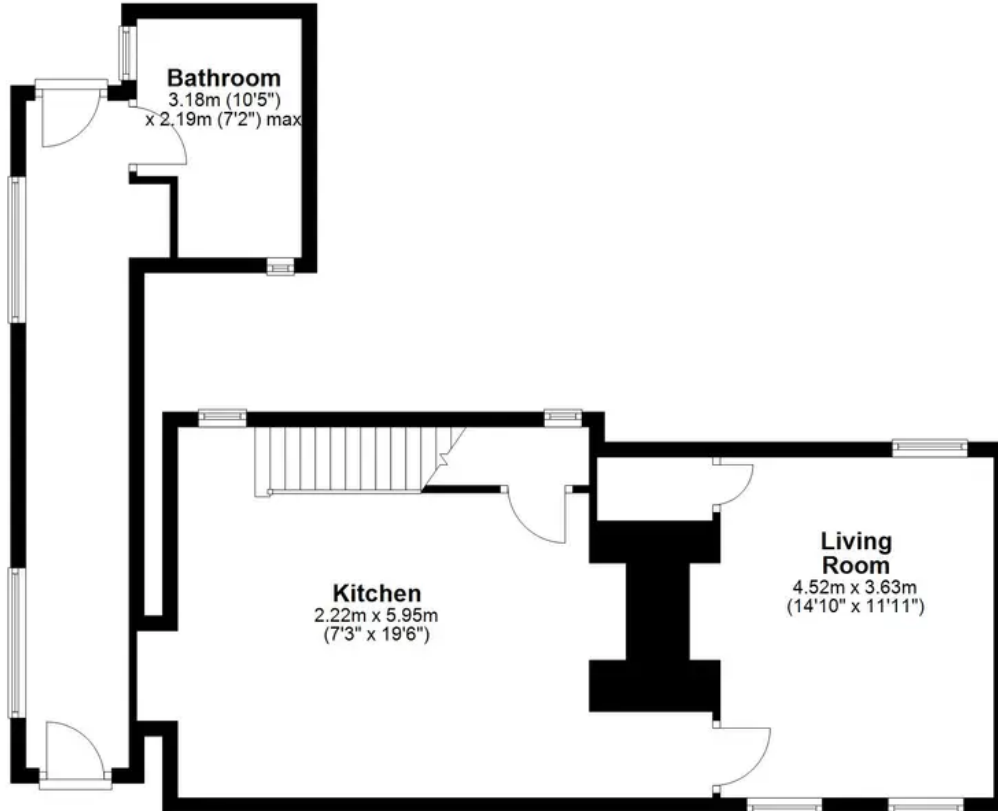
but if you want the traditional directions, please read on.

From Crediton, take the A377 towards Exeter and arrive in the village of Newton St Cyres. Opposite Belluno's in the centre of the village, take the right turn, over the ford into Pump Street and the cottage will be found on the right after approx. 100m



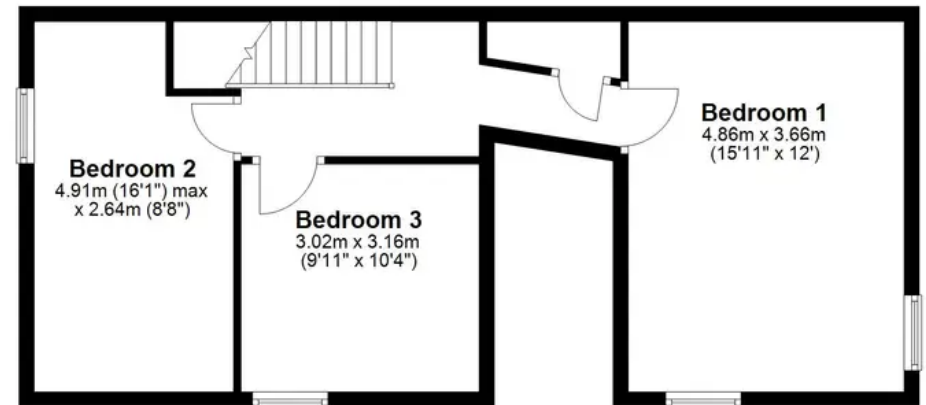
Ground Floor

Approx. 71.2 sq. metres (766.1 sq. feet)



First Floor

Approx. 49.8 sq. metres (536.2 sq. feet)



Total area: approx. 121.0 sq. metres (1302.3 sq. feet)

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