



East of **EXE**
ESTATE AGENTS

Prispfen House
Exeter £285,000

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This stunning ground-floor apartment is part of an exclusive development within a beautifully converted Gothic Revival building, originally a 19th-century rectory. Reconstructed in 2002, the apartment boasts spacious, elegant interiors with period charm, including two large bedrooms with ensuite bathrooms, an open-plan living area with a modern kitchen, and a separate dining room that opens onto a private south-west-facing patio. The property is surrounded by approximately two acres of landscaped communal gardens, including a central quadrant garden with a fountain. The flat includes an allocated parking space, a garage, and ample visitor parking.

Ground Floor Apartment | Two Generous En-Suite Bedrooms | Large Open Planned Sitting Room | Dining Room | Kitchen | Family Bathroom | Private Patio | Private Parking & Garage | Delightful Communal Gardens |

LOCATION

Located in the heart of the picturesque village of Silverton, this elegant apartment offers a peaceful rural lifestyle while being close to major transport links. Silverton, nestled between Exeter and Tiverton, boasts a close-knit community and offers local amenities such as a village shop, post office, and traditional pubs. The city of Exeter, just a short drive away, provides a wide array of shopping, dining, and cultural attractions. Surrounded by the rolling Devon countryside, this property combines the best of rural living with convenient access to modern amenities and transportation routes.



DESCRIPTION

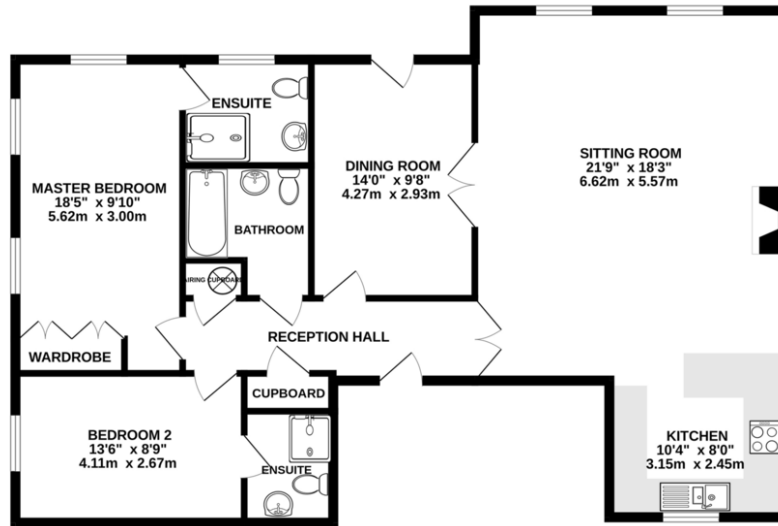
Upon entering the ground-floor apartment, you are welcomed by a long, inviting reception hall, leading to the expansive sitting room, which is filled with natural light and features a cozy fireplace. The kitchen, adjoining the sitting room, is well-appointed with a peninsular island and enjoys views over the communal quadrant garden. Off the sitting room, a separate dining room opens directly onto the private south-west-facing patio, allowing for seamless indoor-outdoor living. Both bedrooms are generously sized, with the master suite boasting double-aspect windows, built-in wardrobes, and a luxurious ensuite shower room. The guest suite also benefits from an ensuite, while a central bathroom with a bath serves the living spaces. The unique feature of this apartment is the private patio, enclosed by elegant metal railings and offering delightful views of the communal gardens. The communal grounds, including a central garden with several seating areas and a charming water fountain, create a serene and relaxing environment. The apartment comes with an allocated parking space, a garage, and additional guest parking.

GARDEN AND GROUNDS

This property sits within approximately two acres of meticulously landscaped communal gardens, with a beautiful central quadrant garden as its focal point. The central garden is filled with vibrant plants and features multiple seating areas, offering peaceful spots to relax and enjoy the surroundings - there is also a beautiful lake tucked away in with in the trees. A striking water fountain sits at the heart of the garden, adding to its tranquil ambiance. The communal grounds include expansive lawns, flower beds, and secluded seating areas throughout, with an orchard and covered seating areas also available. The apartment's private south-west-facing patio provides a quiet outdoor retreat with direct views of the gardens.



GROUND FLOOR
1139 sq.ft. (105.9 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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