



East of 
ESTATE AGENTS

Station Road
Exeter £450,000

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This charming period property exudes character and timeless appeal. This property is an amalgamation of two cottages - boasting a wealth of original features, including exposed beams, winding staircases, and inviting fireplaces. With four bedrooms, two staircases, and multiple reception rooms, it offers an intriguing layout full of potential as well as a single garage. Nestled in a desirable village setting, it enjoys a peaceful yet accessible location near Exeter, blending rural tranquillity with urban convenience.

Character Property | Four Bedrooms | Spacious
Sitting Room | Single Garage | Dining Room | Kitchen
| Bathroom & Shower Room | Delightful Front Garden
| Converted Property

LOCATION

Situated in a sought-after village just a short distance from Exeter, the property benefits from a prime location. The village offers a welcoming community atmosphere, with a primary school and local shop within a three-minute walk. Conveniently close to the A30, it provides excellent transport links while maintaining a peaceful rural setting. The combination of charm, community, and connectivity makes this a highly desirable area to call home.



DESCRIPTION

This captivating period property invites you to step back in time while offering the practicality of modern living. Entering through a small internal porch, you're greeted by the dining room, where a striking inglenook fireplace commands attention. Exposed beams and low ceilings lend a cosy ambiance, while a discreetly tucked-away W.C. adds convenience. From here, the first staircase ascends to the upper floor. Adjacent to the dining room is the kitchen, a space brimming with rustic charm. The simple design includes a sink perfectly positioned to enjoy views of the front garden. Beyond lies the sitting room, a generously proportioned area filled with character, complete with a fireplace, low beams, and two external doors leading to the garden and street. A second winding staircase from this room provides further access to the first floor. Upstairs, the layout reflects the property's rich history, with four bedrooms arranged across two landings. The largest bedroom features a built-in wardrobe and basin, connecting to an additional bedroom, while the other two bedrooms are serviced by separate landings. A shower room and family bathroom complete the first floor, providing flexibility for family living.

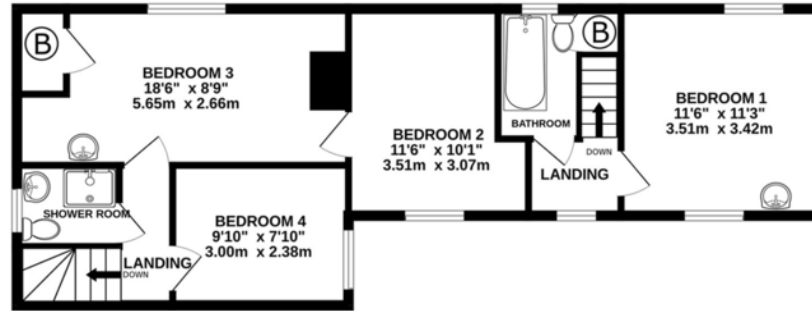


GARDEN AND GROUNDS

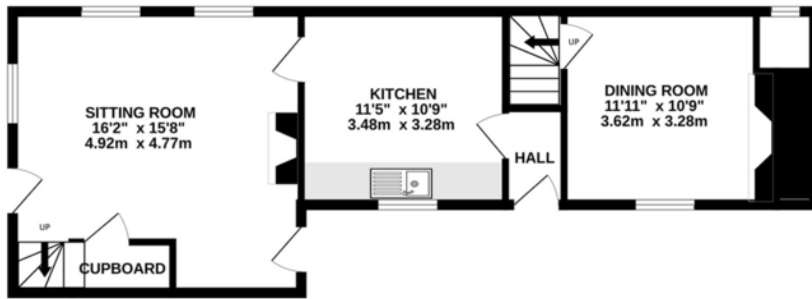
Set back from the road, the front garden offers a delightful retreat, enclosed by a wooden fence. A central pathway leads through colourful flower beds and a well-kept lawn, creating a serene and picturesque approach. Mature planting provides privacy, while the sheltered position ensures a tranquil outdoor space to enjoy. The property benefits from a single garage, which is situated at the start of Station Road – 2-minute walk away from the home.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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