



**STAGS**

The Homestead



# The Homestead

Honiton Road, Exeter, EX1 3ED

City Centre 1 mile Junction 29 (M5) 1 mile

- 5 Bedrooms
- Farmhouse kitchen
- 2 Reception rooms
- 2 Bath rooms
- Large secluded gardens
- Double garage
- Traditional barn

**Guide price £500,000**

## SITUATION

The Homestead is situated towards the eastern outskirts of the cathedral and university city of Exeter, just over one mile from the centre of the city. There are local facilities in Heavitree Road (half a mile) and opposite the property is a Texaco Petrol Station which has a convenience store for day-to-day commodities. It is also very well placed for The Met Office and the Royal Devon and Exeter Hospital. The property is well located for good road communications with junction 29 being less than a mile whilst to the east of the city is Exeter International Airport. Exeter provides a wealth of facilities befitting a centre of its importance.

## DESCRIPTION

The Homestead is a detached, thatched Grade II Listed building which the Listed Buildings Notes state dates from the 17th or 18th Century, and is probably an old farmhouse. It is primarily of cob under a thatched roof, and unusually both floors have excellent ceiling heights and offer well proportioned rooms. A particular feature of the property is the very large garden for a city property of over half an acre which enjoys a remarkably high degree of privacy. It is also fully enclosed and ideal therefore for families with small children and/or dogs.

From the front door access is obtained into the farmhouse kitchen which is a well proportioned room with a solid fuel Rayburn and double Belfast sink set into granite worktops with handmade oak cupboards below. Gas cooker point and further range of oak floor



A detached Grade II Listed period house, set towards the edge of the city in gardens of over half an acre





and wall cupboards. Walk-in larder. The dining room is another well proportioned room with an attractive outlook to the front garden. A magnificent stone open fireplace with former bread oven and large wood burning stove. Two large exposed ceiling beams. The sitting room is a dual aspect room with stone fireplace with former bread oven and inset wood burning stove. Two ceiling beams. Door to front garden.

Staircase to first floor with an interesting Victorian stained glass door on the half landing which provides access to the rear porch with door to garden. Cloakroom and utility/shower room.

On the first floor is a spacious landing and all of the rooms on the first floor have natural timber boarded floors as well as excellent ceiling heights. Bedroom 1 is an excellent sized dual aspect room with an outlook to both side and rear gardens, cast iron fireplace with cupboard to side, further cupboard and is triple glazed. The bathroom has bath, wc and basin. Bedrooms 2 & 3 are of double size with an outlook to the front garden. Off bedroom 3 is a dressing room or 5th bedroom. Bedroom 4 is another double room with outlook to the rear garden.

### THE GROUNDS

Through a pair of wooden gates access is gained to the concrete drive with double garage of brick under double Roman tiled roof with up-and-over door. Traditional barn (10.47m x 3.26m) of brick under double Roman tiled roof. Adjacent is a covered area with steps leading down to a pedestrian gate to the road.

The gardens with the property are an amazing find with the property in total amounting to about 0.65 of an acre, and most unusual for a house in the city, it enjoys a remarkably high degree of privacy. Climbing up the front of the house are two magnificent mature wisterias. The front garden is laid mainly to lawn with a large magnolia, two flowering cherry trees plus apple trees. A cultivated area beyond leads up to the gardens to the side. Also at the front of the house is a pergola with vines, camellias and stone walls dividing the areas. Steps lead up to a further extensive garden area to the side of the house being mainly laid to lawn with numerous fruit and other trees along with a former poultry run and poultry shed. The gardens further extend around to the rear of the house with a large aluminium greenhouse, wooden garden shed, soft fruit area (blackcurrant and gooseberry) along with further lawns and shrubs plus a fine bay tree. Other fruit include Victoria plum, damson, pear, fig and walnut.

### DIRECTIONS

From the centre of Exeter proceed out on the Heavitree Road, which in turn turns into Honiton Road. The Homestead is on the left hand side opposite the Texaco Petrol Station.

### SERVICES

All mains services are connected. Gas-fired central heating.







These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## The Homestead

Approx. Gross Internal Floor Area 191.3 Sq Metres 2060 Sq Ft



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale