

STAGS

Luggs Farm

Luggs Farm

Redhills, Exeter, EX4 1SU

Exeter 1.5 miles

- 4 Bedrooms (1 en suite)
- Dining room
- Living room
- Family room/snug
- Garden room
- Kitchen/breakfast room
- Detached barn
- Off road parking

Guide price £575,000

SITUATION

Luggs Farm is positioned just off St Peters Mount at the top of Redhills which has a wide range of amenities including convenience store, public house and a regular bus service. The centre of the cathedral and university city of Exeter is only 1.5 miles away with its excellent range of facilities. Exeter has mainline railway stations on the London Paddington and Waterloo lines. To the east of the city is the M5 motorway which links to the A30 and A38 trunk roads whilst further to the east is Exeter International Airport.

DESCRIPTION

Luggs Farm is a substantial detached Grade II Listed farmhouse and has been subject to a complete renovation by the current owner. It occupies a prominent position with commanding views over the countryside and Exeter City.

ACCOMMODATION

Hand crafted oak front door with storm porch over leads into the generous entrance hall with tiled flooring and stairs to the first floor. The family room/snug benefits from oak flooring, exposed timber beam and a charming



A beautifully restored Listed farmhouse enjoying commanding views over the surrounding countryside and Exeter





inglenook fireplace with inset oil-fired wood burner. The living room, again with oak flooring, benefits from exposed timber beams and a further inglenook fireplace with oil-fired wood burner plus bread oven. The dining room enjoys a dual aspect with oak flooring and exposed oak beam. Cloakroom. The kitchen/breakfast room benefits from ample wall and base level fitted units with solid oak fronting complete with granite work surfaces. There is an integrated fridge, freezer and dishwasher as well as an oil-fired combination heating cooker. Back stairs to first floor. The garden room enjoys a pleasant outlook over the gardens through the glazed door to front and windows to the back and side.

There are two staircases to the first floor landing (from the entrance hall and kitchen). The master bedroom which enjoys far reaching views across the City has a Victorian-style fireplace with timber surround and mantle. There are three further double bedrooms with one benefitting from an en suite shower room. The family bathroom is fitted with a large walk-in shower and a roll top bath. Solid oak flooring.

THE GROUNDS

Outside, the property offers parking for several vehicles. The south facing gardens are of a good size predominately laid to lawn with fruit trees, shrubs and herbaceous plants. There are two decked areas within the gardens both benefitting from good entertaining space and the larger offering a hot tub. Of particular note is the detached 2-storey stone barn which currently is being used as a workshop with full working office above with water and electricity. There are two further storage areas and a gardener's loo.

SERVICES

Mains electricity. Mains water. Private drainage. Oil-fired central heating.

DIRECTIONS

From Exe Bridges proceed on Okehampton Road. At the traffic lights continue up to Redhills. Follow this road to the top and Luggs Farm is situated on the left hand side opposite St Peters Mount.





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



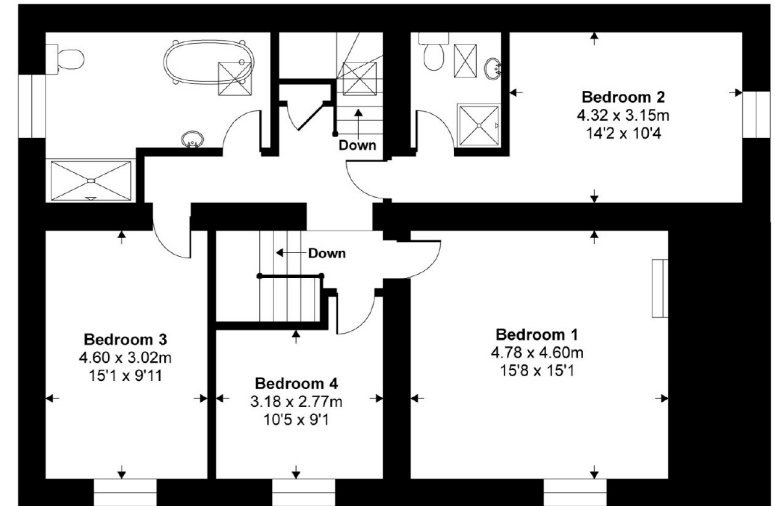
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21/22 Southernhay West, Exeter, Devon,
EX1 1PR

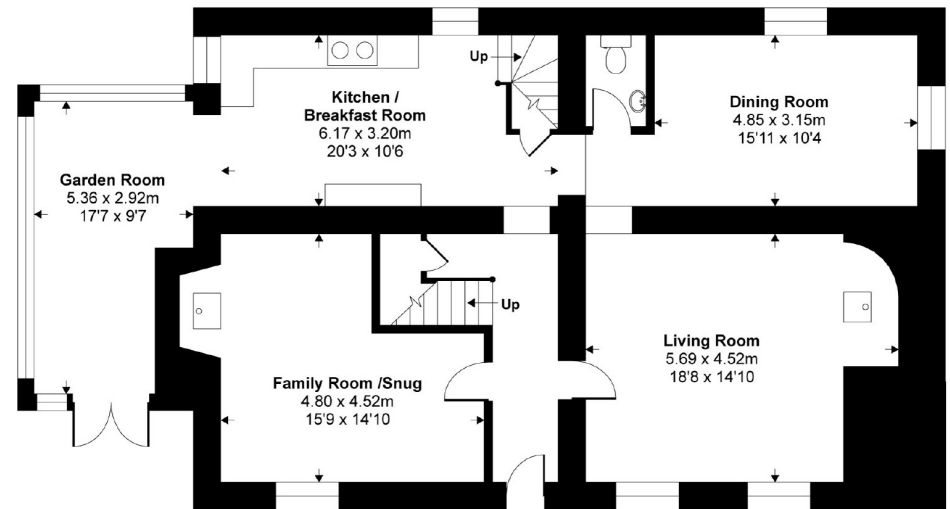
Tel: 01392 255202

exeter@stags.co.uk

Approx. Gross Internal Floor Area 218.2 Sq Metres 2349 Sq Ft



First Floor



Ground Floor

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