



STAGS

Thatchford





Thatchford

Pound Lane, Whitestone, Exeter, Devon EX4 2HG

Exeter 4 miles

A generous detached unlisted thatched cottage set in 0.64 of an acre with an outbuilding offering potential ancillary accommodation (STP) or work space

- A spacious detached family home
- Unlisted thatched cottage
- 3 Bedrooms
- Set in 0.64 of an acre of gardens and woodland
- Detached outbuilding with potential (STP)
- Ample parking and detached garage

Sole Agents:
Stags
21 Southernhay West
Exeter
Devon EX1 1PR
Tel: 01392 255202
Email: exeter@stags.co.uk

The London Office
40 St James's Place
London
SW1A 1NS
Tel: 020 7839 0888

Solicitors:
Gilbert Stephens
16 Southernhay West
Exeter
Devon EX1 1QE
Tel: 01392 424242
Email: paulkibler@gilbertstephens.co.uk



stags.co.uk

Situation

Thatchford occupies a rural location only 4 miles to the west of Exeter and 1 mile from the small village of Whitestone. Exeter provides an excellent range of facilities befitting a city of its importance and has railway stations on both the London Paddington and Waterloo lines. Its international airport is to the east of the city. Access to the A30 dual carriageway, which links to the M5 motorway, is only 3 miles. The outskirts of Exeter, at St. Thomas, is about 2 miles where there is a local mini-market. A few miles south is the Dartmoor National Park whilst to the south east is the Exe Estuary with a range of water sports etc.

Description

Thatchford is a wonderful unlisted, detached, thatched property enjoying a semi-rural location on the edge of Whitestone. A bright and spacious family home providing three bedrooms, sitting room, dining room, kitchen/breakfast room, study, utility and two bathrooms (one en suite). The property is set within 0.64 of an acre, surrounded by delightful gardens, a feature pond and an area of woodland. In addition to the main house is an outbuilding with an attached car port and parking area, which has been used as a studio/store providing the potential for ancillary accommodation, subject to the necessary consents. A further detached garage is located behind the property.

Accommodation

A dual aspect entrance porch enjoys views over the feature pond and is finished with engineered oak flooring. The **entrance hall** provides stairs to the first floor, with revealed beams and is finished with engineered oak flooring. To the right of the hall is a spacious **sitting room** which enjoys a dual aspect with views over the gardens and pond, and features a fireplace with an inset wood burner. The **dining room** to the left of the hall has a front aspect window with garden views, an under stairs cupboard and a wonderful feature wall with timber panelling and a stone fireplace with an inset wood burner. To the rear of the ground floor is the **kitchen/breakfast room** with access from the dining room and entrance hall. With a dual aspect and rear door, the kitchen provides an array of matching base and wall units, gas hob, electric double oven and a multi-fuel burner that heats the water and central heating on the first floor. Over the breakfast area is a skylight. Off this space is a





cloakroom and a useful **utility** which provides base and wall units, sink and ample space for white appliances.

The first floor landing has a rear aspect window. The **master suite** has a dual aspect with views over the front gardens and pond, with the benefit of a **walk-in wardrobe** with fitted shelving and hanging space, and a generous **en suite shower room** arranged with a shower cubicle, wc, bidet and a wash basin set in a vanity unit. **Bedroom 2** has a front aspect window with garden views, built-in storage cupboards and an airing cupboard. **Bedroom 3** also enjoys a front aspect window with views over the pond and gardens. The **study** is positioned to the rear of the property with a dual aspect and the option of a further single bedroom. The **family bathroom** offers a bath with shower over, wc and wash basin.

The Grounds

Surrounding the cottage are landscaped gardens arranged with lawns, a wonderful feature pond, patio areas and well-stocked flowerbeds. To the right of the cottage are ornamental gardens with a delightful pergola and parking area for three vehicles. To the rear of the plot is an area of woodland and a further parking area and detached garage supplied with light and power.

Overall the property amounts to about **0.64 of an acre**.

Services

Mains electricity, mains water and private drainage. Electric storage heaters and wood burners on the ground floor, radiators on the first floor.

Directions

From the centre of Exeter proceed on the B3212 Dunsford road. After 1 mile, turn right at Swains Garage onto Tedburn Road. Continue on this road for approximately 1.8 miles, turning right onto Pound Lane just before The Travellers Rest, where the property is located on the corner.

Viewing

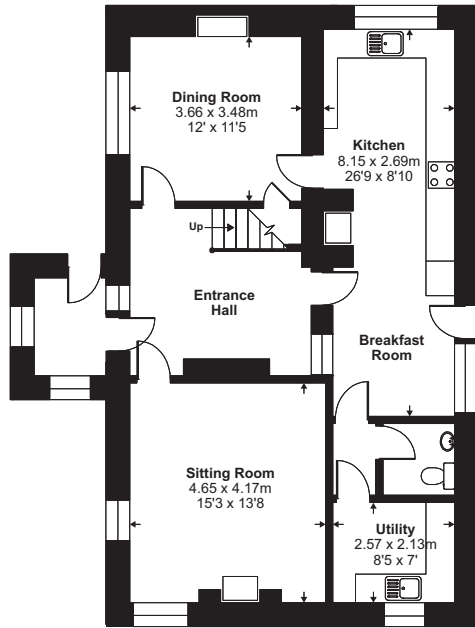
Strictly by appointment through Stags on 01392 255202.

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

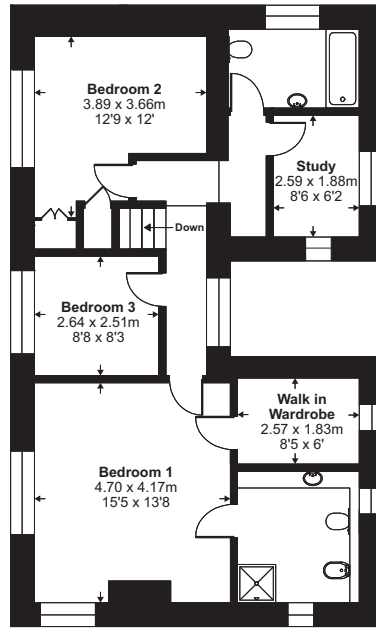




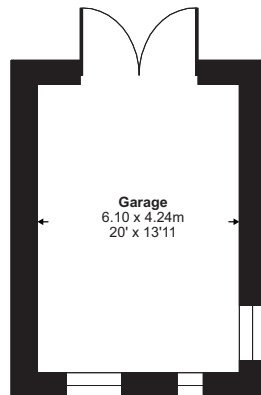
Approx. Gross Internal Floor Area
158.1 Sq Metres 1702 Sq Ft (Excludes Outbuildings)



Ground Floor



First Floor

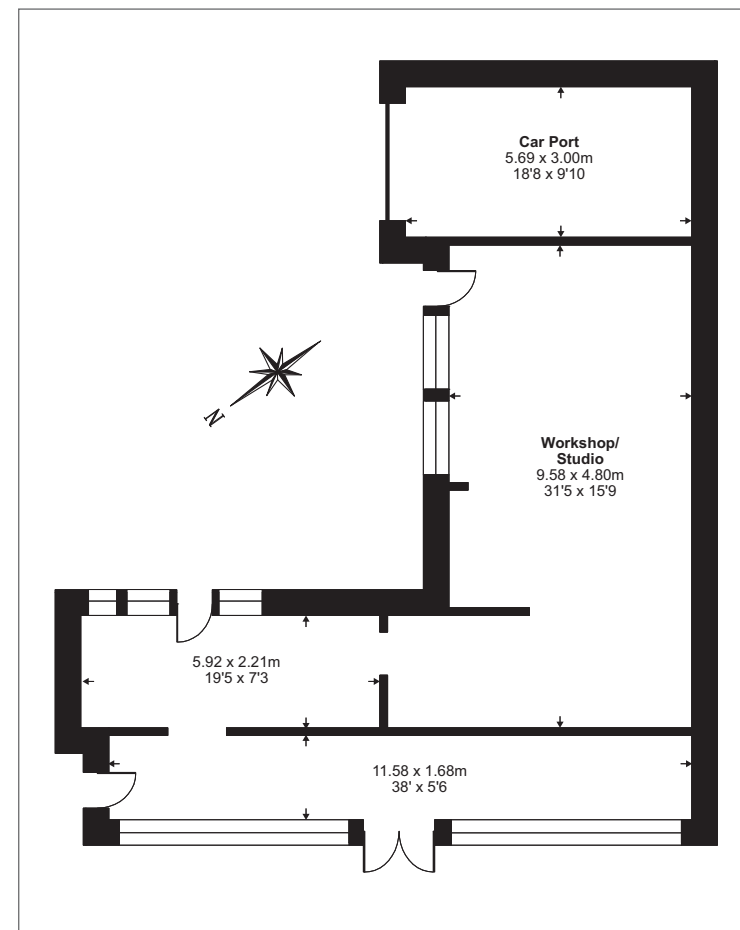


Energy Efficiency Rating		Current	Potential
105-120	A		
81-104	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35	G		

Best energy efficiency - lower running costs
 Worst energy efficiency - higher running costs

England & Wales
 EU Directive 2002/91/EC





Studio outbuilding

Opposite the cottage is a single storey outbuilding used as a store/workshop and studio in the past. This extremely useful building has light, power and a wood burner, providing the perfect opportunity to create a work space or potential use as an annexe, subject to the necessary consents. Attached to this outbuilding is a single carport and to the front is a large area of hardstanding providing ample parking. To the left of this building is a further garden area arranged with lawn and perimeter trees.

