

# COMPASS COTTAGE

STOKE HILL • EXETER • DEVON



**Knight  
Frank**

# COMPASS COTTAGE

STOKE HILL • EXETER • DEVON

*An exquisite blend of contemporary style in a traditional property with stunning views over Exeter towards the Exe Estuary.*

Entrance Hall • Open Plan Kitchen/Dining Room • Drawing Room  
Snug • Gym • Utility Area • Cloakroom/WC

Master Bedroom with En-Suite Bath/Shower Room  
Dressing Room and Juliet Balcony

Three further Double Bedrooms • Two further Shower Rooms  
(one with Sauna)

Two Double Bedrooms • Family Bathroom

Large Single Garage • Further parking for up to 3 cars  
Landscaped gardens with far reaching views across Exeter  
Raised decked area • Koi pond • External Store

Approximately 0.5 acres

Exeter 1 mile, Exeter St Davids 2.5 miles,  
Exeter Airport 6.4 miles  
(All distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





## Situation (distances approximate)

Compass Cottage is located about one mile to the north of the Cathedral City of Exeter, making it a perfect short commute into Exeter for work or schools.



Exeter has a variety of branded shops and supermarkets including John Lewis and Waitrose, as well as a large selection of boutique shops and independent eateries. Princesshay Shopping Centre offers excellent retail facilities and there are a good selection of cinemas, theatres and cultural enterprises within the city.



Exeter Squash Club, Cricket Club and University Sports Park with an outdoor swimming pool are all within walking distance, whilst Exeter is uniquely placed to enjoy all that the surrounding area has to offer, with Dartmoor and many miles of fantastic coastline being within easy reach.



The M5 motorway network, providing links to London and The Midlands is to the east of the city, as is Exeter International Airport which has an ever increasing number of flights to UK and international destinations. Exeter has two mainline railway stations, with Exeter St Davids offering regular services to London Paddington in approximately 2 hours and Exeter Central on the London Waterloo line.

## For sale freehold

Compass Cottage dates back to 1780 when it formed part of the Stoke Hill Estate. However, it is believed that the house has been there much longer.

The property boasts large period windows which face mainly south and west, meaning the property is very light and airy throughout the day. The house is also in an elevated position and offers some truly outstanding views overlooking countryside, the Cathedral City of Exeter and the Exe Estuary.

The house has been comprehensively refurbished to a very high standard. Some of the works carried out include: total re-wiring, re-plumbing, new heating system, Cat 5 wiring throughout, Lutron lighting system, porcelain tiled flooring, under floor heating downstairs, installation of an Austrian log burner with super-efficient burning capabilities and a pressurised water system.

On the ground floor, the kitchen was designed and built by Alno (Bradburys of Exeter) which includes an induction hob, built-in fridge/freezer, designer taps, polished concrete work surfaces and two electric ovens. Next to the kitchen, the open-plan dining room features a built-in wine cooler and doors which open onto

the decked area outside. The Snug boasts original parquet flooring, a wood burner and access to the front patio, garden and decked area. The main drawing room, which is approximately 26ft in length, is incredibly light with 3 full-height glass doors opening onto the landscaped gardens. Also located on the ground floor is a utility room, cloakroom and a gym.

On the upper floor there is a master bedroom that incorporates a large en-suite bathroom and dressing room. There are also five further double bedrooms, two shower rooms, a sauna and a large family bathroom.

### Garden and Grounds

The main body of the garden has been landscaped with a patio area, raised flower beds, a raised decked area and a deep Koi Carp pond with slate surrounding. There is ample parking, garaging and an external store.

### Services

Mains electricity, water and gas. Private Drainage.

### Fixtures and Fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.

### Local Authority

Exeter City Council, 01392 277888, [www.exeter.gov.uk](http://www.exeter.gov.uk)

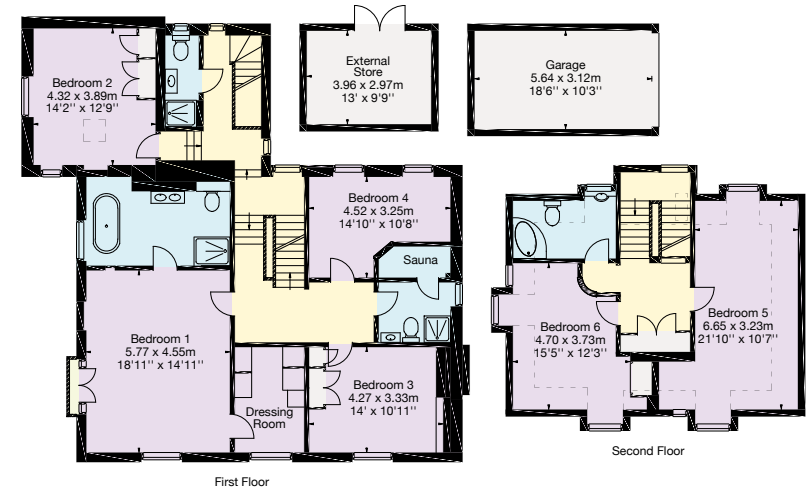
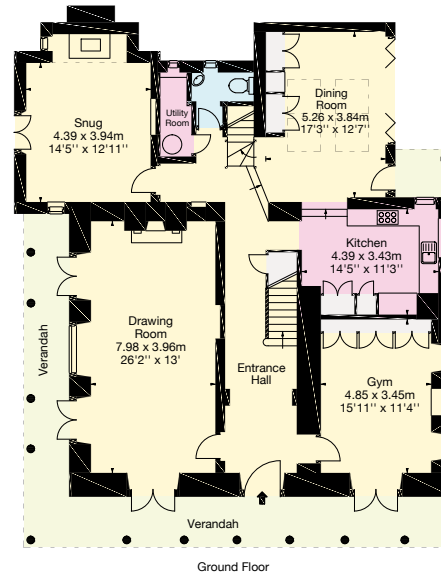
### Viewing

Strictly by appointment only with agents Knight Frank  
Tel: 01392 423 111

### Directions (EX4 7JH)

From Western Way in Exeter, head north and take the third exit at the roundabout. Continue along this road and at the next roundabout, take the second exit. At the end of this road take the second exit at the roundabout, heading up Stoke Hill. Continue out of the city, over a small bridge and up the hill. After about half a mile, Compass Cottage will be found on the left.

APPROXIMATE GROSS INTERNAL FLOOR AREA  
(No less than)  
353 sq.m (3,801 sq.ft)  
Garage and External Store  
(No less than)  
29 sq.m (315 sq.ft)



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	