



STAGS

Five Pines



Five Pines

Plymtree, Cullompton, EX15 2JP

Honiton 8 miles Exeter 18 miles M5 (J28) 4 miles

- Picturesque East Devon village
- Substantial family home of 2,800sq ft
- 4 Double bedrooms
- 1 Bedroom first floor annexe apartment
- Versatile accommodation
- Delightful gardens
- Double garage & parking for several vehicles
- Gym/office

Guide price £550,000

SITUATION

The property is situated in the delightful village of Plymtree, an attractive rural part of East Devon. The village provides a well-regarded pub, primary school and a community shop with an outreach post office. Plymtree also enjoys an annual country fayre and horse show, thriving cricket club and tennis court. The village hall has a varied social calendar throughout the year. The parish church of St John the Baptist is primarily a 14th Century building with the addition of a 15th Century bell tower. Cullompton (4 miles) has a range of day-to-day facilities. Access to the M5 (J28) is 5 miles. Honiton (8 miles) has a station on the Waterloo line and access to the A30. The university and cathedral city of Exeter (13 miles) provides a wealth of facilities befitting the county town of Devon along with railway stations on the Paddington and Waterloo lines as well as an international airport with daily flights to London.

DESCRIPTION

Five Pines is a wonderfully presented family home enjoying a tucked away position at the end a private road behind the imposing former Rectory yet is centrally located within the village. This substantial property of 2,800sq ft provides versatile accommodation with four double bedrooms, sitting room, drawing room, kitchen/breakfast room, utility and three bath/shower rooms (one en suite). In addition is an extremely useful self-contained first floor annexe perfect for dependant use. The plot of Five Pines is approximately one third of an acre arranged with well-maintained gardens, patio area, a parking area for several cars and a double garage with attached gym/office.

ACCOMMODATION

A storm porch leads into a good-sized entrance hall, with stairs to the first floor and storage beneath plus decorative coving. To the left is a



A substantial family home with multi-generational living in a sought after East Devon village





bright kitchen / breakfast room with a dual aspect and door to the garden, an array of matching oak base and wall units with an integrated double oven, electric hob, dishwasher and larder fridge. The kitchen has solid oak flooring. An internal door opens to the formal dining room which has a dual aspect with garden views and decorative mouldings. Double doors open into a delightful sitting room which enjoys a rear aspect with sliding patio doors to the garden, decorative mouldings and a feature fireplace with a wooden surround and open grate. The drawing room is a spacious room in which to entertain with garden views, decorative mouldings and an impressive inglenook fireplace with an open grate. The remaining layout of the ground floor consists of a utility, arranged with a selection of units, space for appliances, sink, front aspect window and a door to the side of the property, and a shower room.

The first floor landing has a front aspect window, airing cupboard and access to the bedrooms and annexe. Bedroom 1 has a rear aspect with garden views, fitted wardrobes and an en suite shower room. Bedroom 2 has a dual aspect with garden views and fitted wardrobes. Bedroom 3 has a front aspect window with fitted wardrobes. Bedroom 4 has a rear aspect with garden views. The family bathroom provides a bath, wc, basin and bidet.

THE ANNEXE

Situated on the first floor is a useful self-contained one bedroom annexe ideal for independent use in a multi-generational home for extended families. The annexe is arranged with a double bedroom, which has a front aspect and fitted wardrobes, a spacious sitting room with a rear aspect with garden views, a fitted kitchen with a rear aspect window and a bathroom comprising of a bath, wc, basin and bidet. Within the inner hall of the annexe are two storage cupboards.

THE GROUNDS

Five Pines is set in a plot of approximately 0.3 of an acre with delightful gardens, beautifully presented. A five bar gate opens into a generous parking area suitable for several vehicles with a detached double garage, with two up-and-over doors, power and light supply, with an attached building currently used as a gym. The front garden has areas of lawn with perimeter hedging and raised planters, continuing around to the left of the property with perimeter hedging, lawns, planted flowerbeds and a paved path. The rear garden extends with further areas of lawn, a wonderful patio area, established borders, kitchen garden and is enclosed by a perimeter of timber fencing and hedges.

SERVICES

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

DIRECTIONS

On leaving Exeter proceed on the B3181 towards Broadclyst, passing through Broadclyst and heading towards Cullompton. After 6 miles, at the Merry Harriers pub, turn right and continue on this road for 2.5 miles towards Plymtree. On reaching the village the property is accessed via a private drive on the right, between Hillside House and The Old Rectory.





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



Stags
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Energy Efficiency Rating		Current	Potential
100-91 kWh/m ² A 100-91 kWh/m ² A 91-81 kWh/m ² B 81-69 kWh/m ² C 69-55 kWh/m ² D 55-48 kWh/m ² E 48-35 kWh/m ² F 35-15 kWh/m ² G 15-0 kWh/m ² G			
		62	72
Not energy efficient - higher running costs England & Wales		EU Directive 2002/91/EC	

