



Cedar Cottage Clapham Near Exeter
Guide Price £350,000

1748 DREW
PEARCE

- Delightful detached timber-built house
- Rural location just 5 miles from the city centre
- Well-presented accommodation with scope to extend (subject to planning permission)
- Wonderful large gardens with lawns, wild flower area, fabulous borders and sitting areas
- Productive fruit and vegetable plot with greenhouse and small orchard
- Open-plan kitchen and living space with woodburner
- Cloakroom and separate ground floor shower room
- Study (potential 3rd bedroom)
- 2 double bedrooms
- Lovely family bathroom with roll-top bath
- Excellent open-fronted double garage and adjoining workshop
- Useful outbuildings
- PV Solar panels providing tax free income



Cedar Cottage Clapham Near Exeter EX6 7YG

Cedar Cottage is a timber-built 'Colt' house which was originally built in the 1930s. It occupies a lovely plot of land in the beautiful Kenn Valley, tucked away off a private road, in a small rural hamlet just 5 miles to the south of Exeter City Centre. From here there are several routes providing good access to the city as well as junctions to the A38 (leading to the M5) within 2 miles and a junction to the A30 within 5 miles. The Haldon Forest Country Park, which offers a wide range of leisure facilities, is only a mile away. There are delightful countryside walks from the doorstep.

The particularly light and airy accommodation benefits from oil-fired central heating and double glazing to the windows, all of which enjoy attractive views over the gardens. There is a most attractive and very effective woodburner in the main living room. The versatile layout includes a distinct study area which could be subdivided to create a third bedroom if required. The large conservatory also offers tremendous scope should any remodelling of the existing arrangement be envisaged.

The gardens are delightful, offering a host of established trees, plants and shrubs, including three ornamental ponds, and are a haven for wildlife. There are secluded sitting areas and a productive fruit and vegetable garden. They back onto woodland through which runs the River Kenn. A private drive gives access to the excellent detached double garage (open-fronted) with its adjoining well-equipped workshop. There is also an additional large outbuilding, ideal for a variety of potential uses.

ACCOMMODATION

The accommodation with approximate measurements:

Glazed front door to Hall

Wooden flooring, bookshelves, shelved cupboard and a small cupboard under the stairs.

Cloakroom

Close-coupled WC, vanity unit with wooden counter and splashback, UPVC double-glazed window with patterned glass.

Shower Room

UPVC double-glazed window with patterned glass, extractor, shower cubicle with a glazed-screen door, wooden flooring.

Living/Dining Room 9.27m x 3m (30' 4" x 9' 8")

A dual-aspect room with views over the garden and UPVC double glazing, and an impressive 'Scan' woodburner. Spotlights, two radiators.

Kitchen Area 3.92m x 2.68m (12' 10" x 8' 10")

With a matching range of base and eye-level units, incorporating integrated appliances which include a built-in oven and electric hob with an extractor over. Dishwasher and automatic washing machine. Wooden flooring, a dual-aspect with double-glazing, and a door directly onto the herb garden. Useful alcove with matching cupboards which house the electricity consumer unit and a roll-edged worktop.

Study 2.8m x 2.7m (9' 1" x 8' 8")

Used in the past as a 3rd bedroom and able to be independently accessed from the hall. UPVC double glazed window overlooking the rear garden, timber flooring.

Conservatory 5.57m x 2.95m (18' 3" x 9' 7")
A triple-aspect room with various doors opening onto a sunny sitting area

Stairs to:

Spacious Landing

With UPVC double-glazed window and access to eaves and storage.

Bedroom 3.53m x 2.92m (11' 7" x 9' 7")

A dual-aspect room with double glazing and a pleasant aspect, range of fitted wardrobes with hanging space and shelving, built-in cupboard, radiator.

Bedroom 3.53m x 2.94m (11' 7" x 9' 8")

A dual-aspect room with a lovely view over the garden, a range of built-in wardrobes with hanging space and shelving, hatch to roof space, radiator.

Family Bathroom 2.37m x 2.03m (7' 9" x 6' 8")

Very attractively appointed and including a freestanding clawfoot bath, vanity unit, close-coupled WC, Velux double-glazed window, wooden flooring, backlit mirrored wall cupboard.

OUTSIDE

The house stands in extensive gardens set behind timber gates and with its own drive.

The gardens are enchanting, and most attractively landscaped. They feature a host of mature plants, trees and shrubs, and delightful sitting areas. There is a productive vegetable plot, a fruit garden, an aluminium greenhouse and three ornamental ponds.



There is also a rather interesting well which was the original water supply to the house.

The driveway provides parking for several vehicles and gives access to the **open-fronted garage** 5.48m x 5.44m (18' x 17' 10") of timber construction with a pitched profile metal roof, concrete flooring, strip lighting and security bollards restricting access.

There is also an **adjoining workshop** 5.62m x 1.85m (18' 5" x 6' 1") featuring a workbench, power and lighting, a UPVC double-glazed window and a glazed door to the garden.

Large timber shed 6.77m x 4.44m maximum (22' 3" x 14' 7") and a **brick-built wood store** 4.36m x 1.98m (14' 4" x 6' 6").

TENURE

Cedar Cottage is offered for sale freehold, with vacant possession on completion.

SERVICES

Mains water and electricity are available. There are PV solar panels which generate electricity and provide a tax free income through the FIT system. There is private drainage, an oil-fired central heating system, and also a well which provided the original water supply to the house.

COUNCIL TAX BAND D

ENERGY EFFICIENCY RATING E

LOCAL AUTHORITY

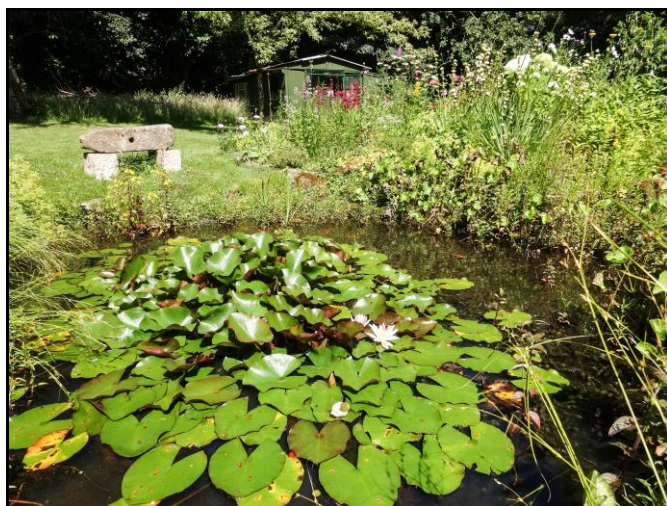
Teignbridge District Council
Forde House
Brunel Road
NEWTON ABBOT
Devon TQ12 4XX

DIRECTIONS

On entering Clapham from either Kennford or Alphington take the turning signposted 'Underdown'. Take the first right into the private drive ('Haldon Forest Holiday Park') and Cedar Cottage will be found after a few hundred yards on the right.

VIEWING

By appointment with Drew Pearce, for the attention of Mike Henderson or James Askew-Coles on 01392 201748





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