



Willow Cottage

Willow Cottage

32 Countess Wear Road, Exeter, Devon, EX2 6LP



City centre 2 miles
Topsham 2 miles
M5 (J30) 2.5 miles
Marsh Barton 2.5 miles

An elegant Listed cottage with stunning gardens overlooking the river Exe

- Charming Grade II Listed cottage
- Mature gardens
- Views of the river Exe
- Mooring rights
- 3 Bedrooms
- Open plan kitchen/dining area
- Garage

Guide price £450,000



SITUATION

Willow Cottage is situated approximately two miles from the centre of Exeter with bus stops nearby. The Tally Ho pub, King George V playing fields and Exeter Golf & Country Club are all within a short walking distance. The property is well placed for schools in St Leonard's, the RD&E Hospital and the historic quayside.

DESCRIPTION

The property is entered via the utility room which has fitted units and space for appliances, underfloor heating and a cloakroom. The kitchen is fitted with the same farmhouse-style cream units with wooden worktops plus glass splashbacks. This light room has a skylight, stone flooring with underfloor heating and a glorious outlook onto the garden and towards the river. The dining area leads on from the kitchen and has double doors opening onto a patio area and an equally glorious outlook, continuation of the stone flooring and underfloor heating. The sitting room has character features including period beam work and a large multi-fuel burner which is used to heat the majority of the radiators. The bathroom has a bath with shower over, heated towel rail, basin and wc.

The first floor landing has access to the loft storage which is part boarded. The master bedroom is dual aspect with views towards the river, exposed beam work and wooden latched doors. The second bedroom is double in size with a window overlooking the garden and the river with exposed beams. The third bedroom is single in size with a window to the front of the property.

OUTSIDE

The properties garden is split into two parts. There is a small area of lawned garden with a patio section immediately outside the cottage with a crab apple tree and mature shrubs and flowers. Beyond Mill Lane, accessed via a garden gate, is a further level section laid mainly to lawn. The beautiful garden has a variety of prosperous fruit and berry bushes plus a mixture of mature beds and vegetable patches. There is an array of trees including a magnolia, a goat and cricket bat willow, camellia and many more. At the bottom of the garden is a hard standing ideal for a seating area and steps leading to the waters edge where the property benefits from mooring rights. There is also a garage (which has planning permission to be replaced) with power and light as well as a separate store cupboard to the rear.

SERVICES

All mains services are connected with a solid fuel burner predominantly heating the property plus combination boiler servicing the heating and hot water to the kitchen and utility area.

DIRECTIONS

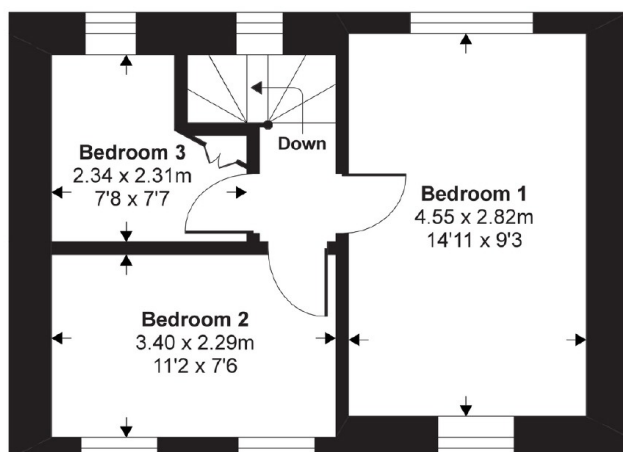
From Exeter proceed east on Topsham Road (A3015). Continue on this road passing the barracks on the left and Northbrook Golf Course on the right. Take the next right into School Lane. At the Tally Ho pub turn left into Countess Wear Road. Proceed on Countess Wear Road passing the entrance to King George V playing fields and the property can be found down the hill just before the green, on the right.



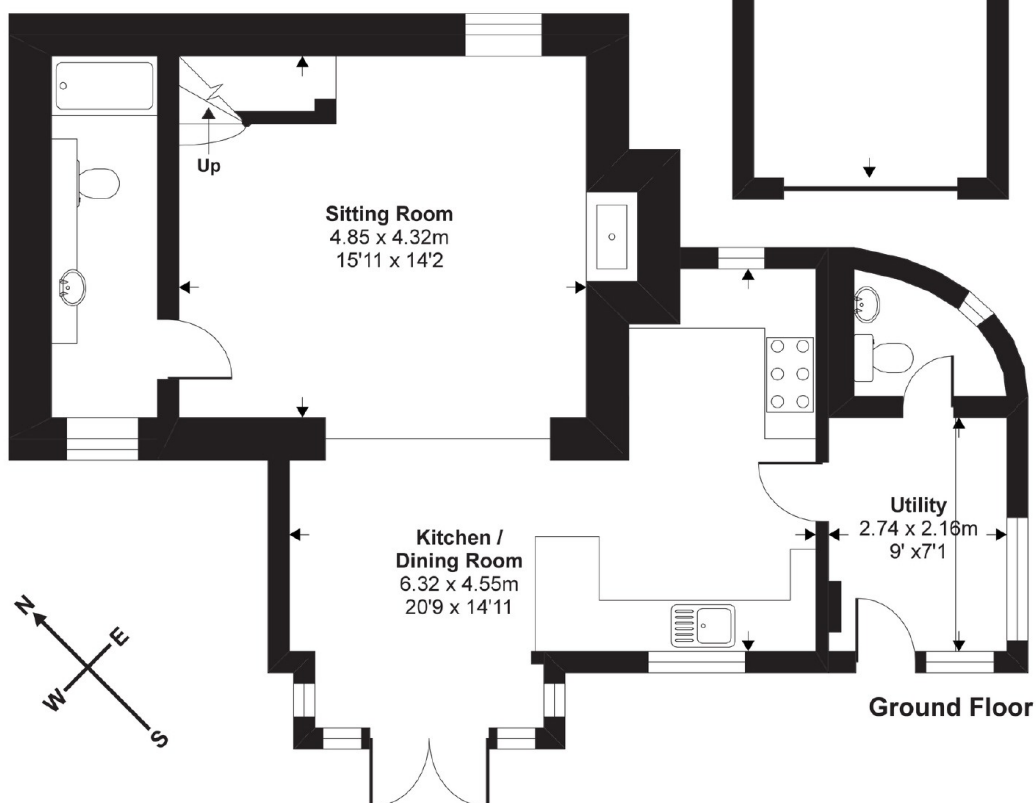
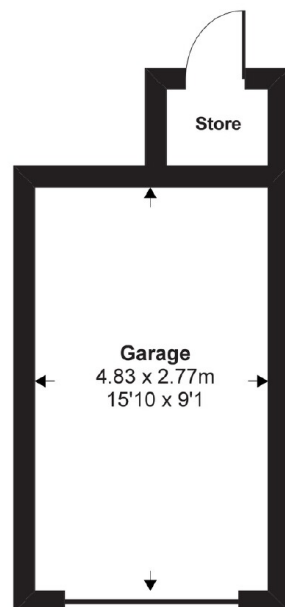
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Approx. Gross Internal Floor Area
92 Sq Metres 991 Sq Ft (Excludes Garage & Store)



First Floor



Ground Floor

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

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



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