



STAGS

Pencepool House



Pencepool House

Plymtree, Cullompton, EX15 2JY

J28 of M5 5 miles Honiton 8 miles Exeter 13 miles

- 4 Double bedrooms
- Spacious kitchen/Breakfast room
- 2 Reception rooms
- Study and utility
- Edge of village
- Double garage and outbuildings
- 1.13 acres of grounds

Offers in excess of £600,000

SITUATION

Pencepool House is situated in the heart of the popular village of Plymtree, which has a primary school, church, pub and community run shop. Nearby Honiton has a station on the London Waterloo line and access to the A30 whilst access to J28 of the M5 is at Cullompton. The university and cathedral city of Exeter has an extensive range of shopping, private and state schooling and recreational facilities as well as railway stations on the London Paddington and Waterloo lines and an International Airport. The London Paddington line is also accessible at Tiverton Parkway just 11 miles away.

DESCRIPTION

Thought to have been built in the 1930s by a local landowner, Pencepool House's original double fronted brick elevations have been extended by subsequent owners creating a beautiful elegant house. The current owners have significantly enlarged the kitchen/breakfast room, added an en suite and dressing room and replaced many of the windows with double glazed timber sashes, amongst other improvements.

ACCOMMODATION

As illustrated by the floor plan, the accommodation is traditionally laid out, off a central hall way with light, airy proportions and character features.

The principal room of the house is the impressive kitchen/breakfast room, finished to a high standard with quality fitted appliances.



Elegant 4 bedroom edge of village residence in large level grounds





The kitchen is focused around the 4-oven electric Aga and Corian worktops virtually seamlessly sweeping around the kitchen forming the double sink and breakfast bar. There is a combination of base and wall units with integrated Miele appliances including dishwasher, fridge and microwave whilst the central island with granite worktop provides an attractive center piece. There is also a Neff double oven and electric under floor heating. The breakfast area has an exposed timber floor, feature fireplace and a door in the bay window opening to the garden.

Beyond the hall, the dining room has another bay window and opens into the dual aspect sitting room with its beautiful Scan built-in wood burner. On the ground floor there is also a study, utility and WC.

On the first floor are four good sized bedrooms and family bathroom. The master bedroom overlooks the garden with a dressing room and en suite bathroom. The guest bedroom has planning consent to extend over the sitting room to form another dressing room and en suite (Ref 05/0568/FUL).

OUTSIDE

A gravel drive opens to a large parking area in front of the double garage. To the rear of the house is a set of useful single storey brick outhouses, which adjoins a patio area which sweeps around the house to the front.

The majority of the glorious gardens are to the South West of the house gently sloping and backing on to open fields. There are a wealth of established specimen trees including a mature Walnut, American Red Oaks, Horse Chestnut and Ash trees, as well as varieties of Apple trees and an impressive Pear tree.

A lovely wildlife pond, adjoining decking and nearby summer house provides a great vantage point to enjoy a range of flora and fauna. A kitchen garden, green house and small orchard to the side is conveniently fenced off with a separate road access.

SERVICES

Mains water, electric and drainage. Oil-fired central heating (Boiler replaced in 2015) Private water is onsite but is not currently used.

VIEWING

Strictly by appointment only, call Stags 01404 45885.

DIRECTIONS

From junction 28 of the M5 take the A373 to Honiton. After two miles at Post Cross, turn right to Aller and Plymtree. At Five Cross Way turn left towards Plymtree and at the next crossroads turn right by the chapel. Shortly after Sandersfield the property is on the left.



