



STAGS

33 The Village



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Newton St Cyres, Exeter, EX5 5BY

Exeter 4 miles Crediton 3.5 miles

- Popular village
- An attractive Grade II Listed cottage
- 2/3 Bedrooms
- Wonderful 120' rear gardens
- Outbuilding

Guide price £250,000

SITUATION

Newton St Cyres has a strong community and a number of facilities including a fine church, primary school, post office / general store and village inn. The village also has a railway station on the scenic Tarka Line (Exeter to Barnstaple). The bustling market town of Crediton (3.5 miles) has a good number of independent shops together with banks, garages, post office and supermarkets as well as further schooling and a modern leisure centre. Four miles to the east lies the university and cathedral city of Exeter, which has an impressive range of amenities befitting a centre of its importance including excellent shopping, dining, theatre and sporting and recreational pursuits. Exeter has mainline railway stations on the Paddington and Waterloo lines plus an international airport with daily flights to London.

DESCRIPTION

No.33 The Village is a charming late 18th Century Grade II Listed thatched cottage. This wonderful attached cob cottage is full of character with casement windows, exposed beams and an inglenook fireplace. The accommodation is arranged with two bedrooms, sitting room, kitchen, bathroom and a study or 3rd bedroom.



A characterful Grade II Listed thatched cottage with delightful gardens in a sought after village





The rear garden is an absolute joy, beautifully landscaped and stretches to 120ft with a generous workshop, covered seating area and garden store.

ACCOMMODATION

Passing under a thatched storm porch you enter an inviting dual aspect sitting room with a casement window, exposed beam and a charming inglenook fireplace with an inset wood burner. To the left are stairs to the first floor with a storage area beneath. A door-mounted bookshelf opens into the study, or 3rd bedroom, which has a front aspect casement window, fitted shelving and exposed beams. The cottage-style kitchen has a rear aspect with garden views and a door to the rear patio. The kitchen has an array of matching base and wall units, butler sink, tiled worktop and space for appliances.

On the first floor landing is a storage cupboard. Bedroom 1 has a dual aspect with casement windows, garden views and an exposed beam. Bedroom 2 has a front aspect with a casement window. The characterful bathroom has a roll top bath, a vintage wc with high level cistern, basin and storage cupboard.

OUTSIDE

The rear garden is a wonderful addition to this characterful home. The long strip of garden extends out by approximately 120ft. From the cottage is a delightful patio area with a couple of steps leading up to a generous area of lawn with established borders. Moving to the end of the garden are fruit trees, feature pond, raised vegetable beds and a small patio. At the rear is the outbuilding which provides a workshop, with power and light, covered seating area and a garden shed. From the workshop is access to the parish car park.

SERVICES

All mains services are connected. Gas-fired central heating.

DIRECTIONS

On leaving Exeter, proceed on the A377 signposted to Crediton. Enter the village of Newton St Cyres turning left, opposite the Crown and Sceptre public house, onto Pump Street where the property is located on the right.

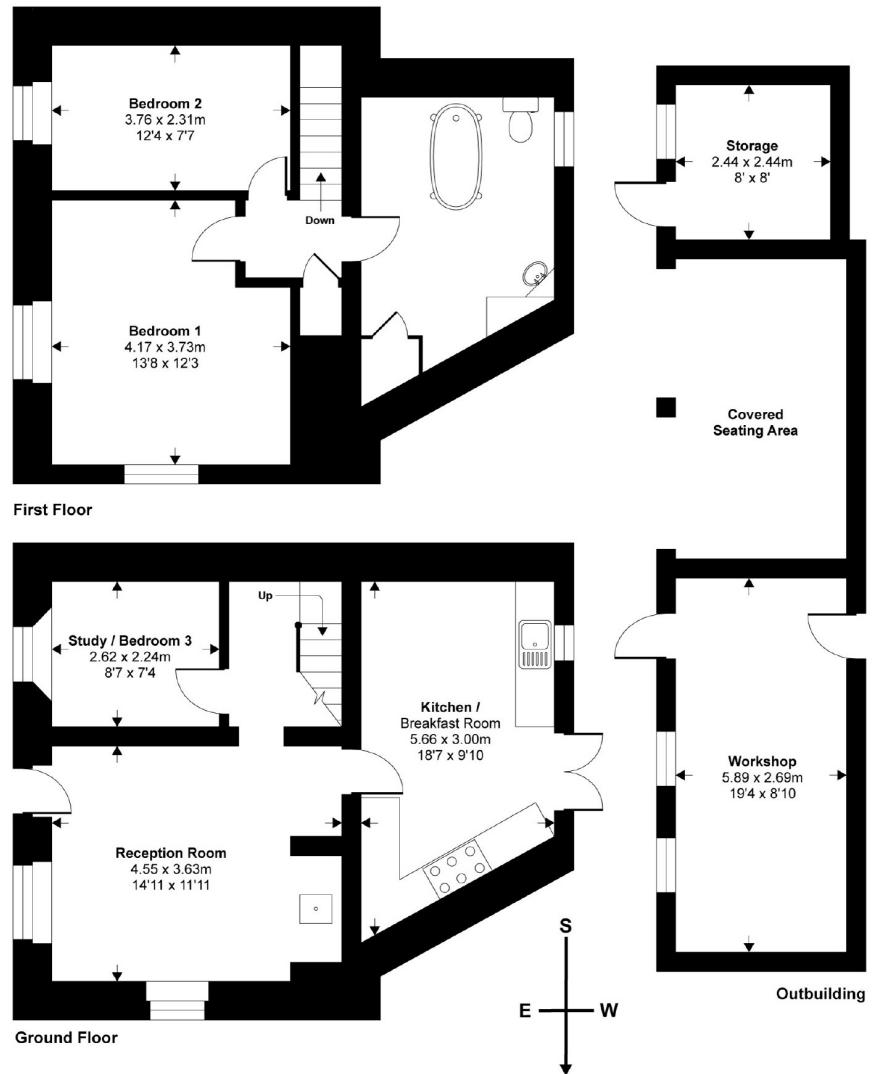


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Stags
21/22 Southernhay West, Exeter, Devon,
EX1 1PR
Tel: 01392 255202
exeter@stags.co.uk

Approx. Gross Internal Floor Area
937 Sq Metres 87 Sq Ft (Excludes Outbuilding)



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