

Fine Oak Cottage

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Newton St. Cyres, Exeter, Devon, EX5 5AA

Newton St. Cyres 1 mile; Crediton 3.5 miles; Central Exeter 4 miles.

A beautifully presented Grade II Listed cottage with garaging and mature gardens extending to 0.8 acres

- Grade II Listed detached cottage
- Local amenities nearby
- 3 reception rooms and 2 bathrooms
- Garaging, sheds and stores
- Freehold
- Views over front and rear gardens
- Easy access to central Exeter
- 4 double bedrooms
- In total 0.8 acres
- Council tax band E

Guide Price £450,000

SITUATION

Half Moon lies along the A377, the main road between Exeter and Crediton, just under a mile from the village of Newton St. Cyres. Newton St. Cyres has a range of local amenities, including pub, Italian restaurant, primary school and social clubs, along with a railway station providing services to Exeter and Barnstaple. Exeter, the regional capital of the South West, boasts great business facilities together with restaurants, cafés and wine bars. The city is well served with a good range of leisure and cultural amenities, including substantial shopping facilities.

Communication links are good, with the M5 accessible at Exeter providing links to the A38 to Plymouth, or the A30 to Cornwall to the south, and Bristol and London to the north and east. There are regular rail services to central London from Exeter in just over 2 hours. Exeter International Airport provides a number of domestic and international flights.

DESCRIPTION

Fine Oak Cottage is a charming Grade II Listed detached family home, rich in character and period appeal, offering flexible and well-proportioned accommodation with further potential, subject to the necessary consents. Set within approximately 0.8 acres of mature and beautifully established gardens, the property also benefits from extensive off-road parking and garaging, all enjoying a peaceful and highly attractive setting.







ACCOMMODATION

The accommodation is both versatile and full of character, with a wealth of period features throughout. The spacious sitting room enjoys a former fireplace with bread oven, which continues through to the adjoining drawing room, with both rooms benefitting from separate staircases rising to the first floor.

Leading from both the drawing room and sitting room is the kitchen, fitted with a range of units, integrated appliances and a breakfast bar, whilst the dining room lies to the side and enjoys double doors opening directly onto the gardens, providing an excellent space for entertaining and family living. On the other side of the kitchen is a rear hallway off which is a useful storage cupboard, a utility room with WC and a rear porch giving access to the gardens.

On the first floor there are four bedrooms arranged over two staircases, adding to the cottage's individual charm and flexibility. As shown on the floorplan, bedroom four is accessed via bedrooms two and three, with bedroom two being open to one of the staircases. The principal bedroom enjoys a delightful dual aspect with views across the gardens. Completing the accommodation is the family bathroom, fitted with a white suite comprising a bath with shower over, wash hand basin and WC.

OUTSIDE

There is an attractive front garden, predominantly laid to lawn with planted borders and well. The main garden is to the rear and is again, laid to lawn with sloping lawns, three apple trees, a fishpond and a handsome thatched open-sided summerhouse (with light and power). Across the access lane is further area of garden with an orchard area, vegetable beds and two greenhouses.

There is ample garaging and storage, including a double garage with electric roller door, storage over and garden store to the rear, an additional garage at the back of the parking area and further sheds.

SERVICES

Mains gas, electricity and water.

Gas central heating and two gas fires

Private drainage - Septic tank (which we believe is not compliant with the general binding rules)

AGENTS NOTE

The property is approached over a section of driveway shared with 2 other properties. There is a footpath along the shared section of driveway.

DIRECTIONS

From Exeter take the A377 at Cowley Bridge roundabout signposted Crediton. After 2 miles the property will be found on the left identified by a Stags for sale board.



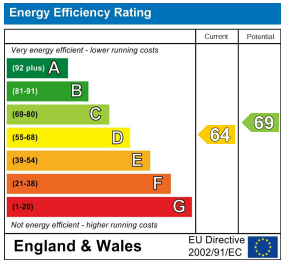




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



STAGS



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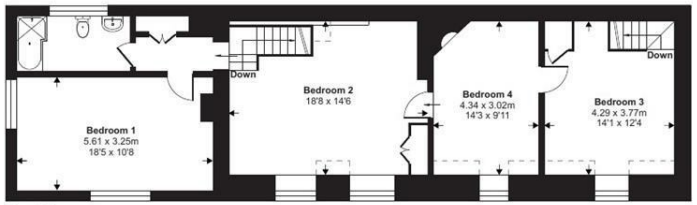
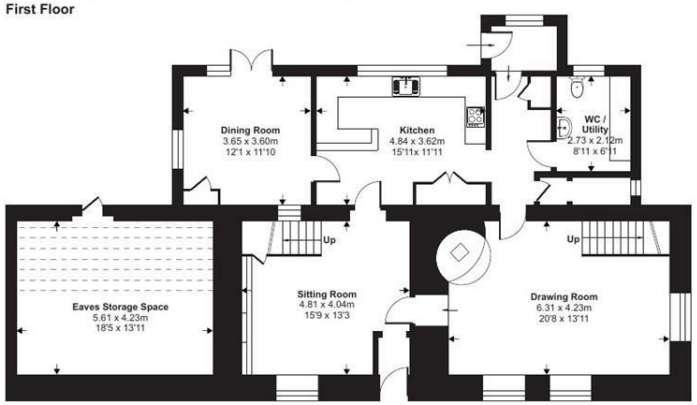
Approximate Area = 2057 sq ft / 191 sq m
Limited Use Area(s) = 148 sq ft / 13.7 sq m
Garage = 502 sq ft / 46.6 sq m
Outbuilding = 231 sq ft / 21.4 sq m
Total = 2939 sq ft / 272.4 sq m
For identification only - Not to scale

Denotes restricted head height



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1457885