



1 Broadgate Cottages

1 Broadgate Cottages , Newton St. Cyres, Exeter, Devon EX5 5AY



Central Newton St. Cyres 1 mile. Crediton Town Centre 2.5 miles. Central Exeter 5 miles.

A semi-detached 4 bedroom Grade II listed cottage with large barn and gardens offering further potential subject to the necessary consents

- Easy access to central Exeter
- Local amenities nearby
- Recently fitted kitchen and bathroom
- Sitting room and family/dining room
- Cobbled yard providing plenty off-road parking
- Enclosed garden backing directly onto open countryside
- Detached barn offering further potential, subject to the necessary consents
- In total 0.27 acres



SITUATION

Situated 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 excellent 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, 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

1 Broadgate Cottages is a semi-detached Grade II listed character cottage offering generous accommodation. The current owners have been in residence for 35 years and have made many improvements during this time, modernising and extending the property, including gas boiler, fitted kitchen and bathroom replaced 3 years ago. However, there is scope for a new owner to continue to improve and modernise. In total the property extends to 0.27 acres.

Approached either through a covered porch from the parking area into the sitting room or along the road into the entrance hall. The entrance hall includes stairs to the first floor with a useful storage cupboard below. From here a door opens through to the sitting room with an exposed brick corner fireplace and exposed beams. There is a second door from the entrance hall opening through to the dining/day room with a brick surround open fireplace and doors leading to the larder and kitchen. Replaced 3 years ago, the double aspect kitchen has an extensive range of matching

units and integrated appliances, including an eye level oven, dishwasher and induction hob. Beyond is a rear porch with doors to the cloakroom and to the rear.

Upstairs, there is a generous master bedroom with exposed beams, a further two spacious double bedrooms enjoying views of the garden/open countryside. There is a fourth single bedroom. The modern family bathroom is fully tiled with a white suite, including an electric shower over the bath.

Accessed along the A377, there is a large cobbled courtyard providing plenty of off-street parking. It is enclosed by a tall cob wall and conifers, offering a degree of privacy. Across the yard, there are two barns which are a significant feature of the property due to their versatility and size offering further potential, subject to the necessary consents. The neighbouring property has a right of way over the courtyard. The rear garden is predominantly laid to lawn with a private paved area. The garden is fully enclosed with a combination of hedging and timber fencing. Adjacent to the road is a variety of mature hedges providing excellent privacy and screening. There are numerous established bushes, plants and shrubs and various climbing plants. In addition, there are soft fruit trees including apple, plum, pear and cherry. The garden backs directly onto open countryside.

SERVICES

Mains electricity and water. Private drainage.

DIRECTIONS

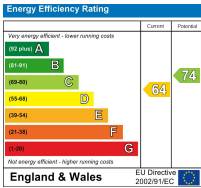
From Exeter take the A377 at Cowley Bridge roundabout signposted Crediton. Pass through the village of Newton St Cyres and Quickes farm shop and the property will be found on the right identified by a Stags for sale board.





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

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