

East Range

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Whimple, Exeter, Devon, EX5 2PP

A very well presented barn conversion located on the edge of Whimple, with 4 ensuite bedrooms, impressive open plan sitting room/kitchen and a South facing garden and gated driveway parking.

- Immaculately presented barn conversion
- · 4 ensuite bedrooms
- Lovely rural location
- Good access to A30 and Ottery St. Mary
- Freehold

- · Driveway parking via electric gates
- · Impressive open plan living space
- . Under floor heating to the ground floor
- . Council Tax band: F
- FPC: D

# Guide Price £625,000

#### SITUATION

Strete Ralegh is within the parish of Whimple which despite being rural, the location is easily accessible and just a few minutes drive from the dual carriageway. Whimple has an active community and excellent range of amenities, including primary school (Ofsted rated Good), general store and Post Office, two pubs, church and doctor's surgery, along with train station on the Waterloo line.

Ottery St Mary, to the east, offers a good range of amenities, including a selection of independent shops, whilst to the west, the city of Exeter has all the amenities associated with a major regional centre. Transport links are very accessible, the nearby Daisymount junction of the A30 dual carriageway links to the M5 at junction 29 with access to Exeter International Airport. There are also commuter train stations at Whimple and Cranbrook for access to Exeter and London on the Waterloo Line.

## **DESCRIPTION**

East Range is a very well presented barn conversion offering spacious modern, accommodation whilst retaining a lovely character feel including exposed wooden beams. The property benefits from an impressive open plan living space on the first floor incorporating a sitting/dining room/kitchen, along with two ensuite bedrooms and stairs go down to the ground floor where there are two further ensuite bedrooms. The gardens are mainly to the front where there is a good sized lawn and a paved driveway providing parking for a number of vehicles.







#### **ACCOMMODATION**

From the driveway, a front door opens into an impressive open plan living space with a vaulted ceiling and a number of exposed wooden beams. Straight ahead is the living area with a wood burner with the kitchen and dining area being to the right. The kitchen is fitted with a modern range of base and wall units with a work top over and central island providing a breakfast bar for seating. There are a range of fitted appliances including an integral fridge and freezer, oven, microwave, plate warmer and there is a gas hob with extractor over. Leading off the kitchen is a door that opens into a utility room with a W.C and at the end of the room, a door gives access to a hallway leading to two of the bedrooms, one with an ensuite bathroom and one an ensuite shower room.

Stairs lead down to the ground floor where there is a good sized landing with a door to a storage cupboard and two further bedrooms, again with ensuites and fitted cupboards. One overlooks a courtyard to the rear and one has French doors.

## **GARDENS**

From the lane, double electric gates give access into the garden with a paved driveway leading to the front door with an area on the right providing parking for two vehicles. Either side of the driveway is an area of lawn and adjacent the house two paved seating areas, one covered with a pergola.

# **SERVICES**

Current Council Tax: F

Utilities: Mains water and electric.

Drainage: Kingspan system installed in 2018, for the exclusive use of the property – annual maintenance contract approx. £400 p.a.

Heating: LPG storage tank serving the central heating boiler and hot water system. Underfloor heating (wet system) installed throughout the ground floor of the property.

Tenure: Freehold

Standard and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

#### DIRECTIONS

From the Daisymount exit on the A30 east of Exeter follow the signposts to Whimple and Rockbeare. Proceed for a mile turning left signposted Strete Ralegh and follow the lane continuing around to the left. After half a mile, where the lane turns to the right, continue along the private drive immediately in front, follow it round to the left and the entrance is on the left hand side.

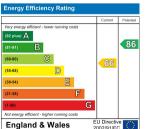




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