



East Range



STAGS

East Range

Whimble, Exeter, Devon, EX5 2PP

A very well presented barn conversion located on the edge of Whimble, 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
- EPC: D

Guide Price £625,000

SITUATION

Strete Raleigh is within the parish of Whimble which despite being rural, the location is easily accessible and just a few minutes drive from the dual carriageway. Whimble 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 Whimble 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 ensembles 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 Whimble and Rockbeare. Proceed for a mile turning left signposted Strete Raleigh 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.



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.



East Range, Strete Raleigh Farm, Exeter, EX5 2PP

Approximate Area = 1955 sq ft / 181.6 sq m
For identification only - Not to scale

Bedroom 3
10'11" (3.02) max
x 12'3" (3.73) max

Bedroom 4
15'4" (4.67) max
x 9'11" (3.02) max

Utility
7'6" (2.29) max
x 6'6" (1.98) max

Kitchen / Reception / Dining Room
25'0" (7.62) max
x 10' (3.05) max

Down

Bedroom 2
18'7" (5.69) max
x 14'11" (4.55) max

Bedroom 1
16'2" (4.93) max
x 12'6" (3.78) max

Up

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © 2023.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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