



Stonilands







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Exeter, Devon, EX5 5DU

Exeter Cathedral (5 miles), Exeter airport (10 miles), Exeter St Davids (4 miles)

A contemporary 4 bedroom detached family home located in the highly desirable Exe Valley village of Brampford Speke with driveway parking and a detached garage.



- Charming village location yet only 5 miles into Exeter centre
- Lovely sitting room with woodburner
- Ground floor bedroom and 3 on the first floor
- Well tended grounds of approximately 0.2 acres
- Current council tax band: F
- Around 2000 sqft of well presented accommodation
- No onward chain
- 3 bathrooms
- Driveway parking and detached garage
- Freehold

Guide Price £800,000

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SITUATION

Stonilands is located on the Southern edge of the popular village of Bramford Speke, a highly favoured village located in the picturesque Exe Valley. Despite being surrounded by unspoilt countryside, the property lies just 5 miles from central Exeter which provides a great range of leisure and cultural amenities, including substantial shopping facilities. Maintaining an active community, the village includes a church, an excellent Church of England primary school and an excellent pub, the award winning Agricultural Inn. The surrounding open countryside and the River Exe, running adjacent to the village, provide a network of fantastic local footpaths and a strong sense of community make the village ideal for families. Exeter, to the south, has all the amenities associated with a major regional centre, providing 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, Bristol and London to the north and east. There are regular rail services to central London from Exeter St David's in just over 2 hours. Exeter International Airport provides a number of domestic and international flights.

DESCRIPTION

A fantastic 4 bedroom detached family home providing attractive accommodation throughout with a large sitting room, study/downstairs bedroom, dining room, conservatory, utility room and a kitchen/breakfast room on the ground floor. On the first floor are 3 double bedrooms enjoying views over nearby countryside and 3 bathrooms.

ACCOMMODATION

A pathway leads to a wooden front door opening into a porch with a second door opening in to a spacious entrance hall with a staircase rising to the first floor and a door to a cloakroom. Ahead is a study that could also be used as a downstairs bedroom and on the right, a door leads into a lovely sitting room with a wood burner set in an exposed brick fire place, French doors to the rear, a window overlooking the front and feature exposed wooden beams. On the other side of the hall is an attractive kitchen/dining room fitted with a quality range of base, wall and drawer units with a work top, range of integrated appliances and a stylish tiled flooring. Ample space for a kitchen/breakfast room, a connecting utility room provides further storage, a sink, and plumbing for a washing machine, with a door to the rear garden for easy access.





Nearby is a separate, good sized dining room, enjoying views over the front garden and nearby countryside. Double doors lead to a garden room/conservatory, ideal for sitting and over looking the surrounding countryside with direct access into the garden.

On the first floor, a spacious landing gives access to 3 individual double bedrooms. The main bedroom benefits from a dual aspect and enjoys wonderful countryside views, has a range of fitted wardrobes and a stylish ensuite shower room featuring underfloor heating, tiled flooring, and a contemporary finish.

Bedroom two also benefits from a private ensuite, fitted wardrobe, and a fabulous outlook over the front garden and the surrounding countryside and bedroom three has built in storage and access to the eaves.

There is also a high-quality family bathroom, fitted with a modern white suite, tiled walls and floors, and a skylight bringing in natural light.

OUTSIDE

Stonilands is set in a good sized plot of around 0.2 acres in total with a gravel driveway offering ample off-road parking and a detached garage with power, lighting, and a side door to the rear.

The gardens are a fantastic feature of the property, landscaped and well-maintained with mature lawns, and number of secluded seating areas are perfect to sit and enjoy views over countryside. To the rear, a private walled garden offers new greenhouse and is a peaceful, sheltered space framed by flower and shrub borders, ideal for relaxing or entertaining in complete privacy.

SERVICES

Current Council Tax: F

Utilities: Mains electric, water and drainage

Heating: Oil fired central heating, dry underfloor heating in the ensuite and wood burning stove in the sitting room.

Tenure: Freehold

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

DIRECTIONS

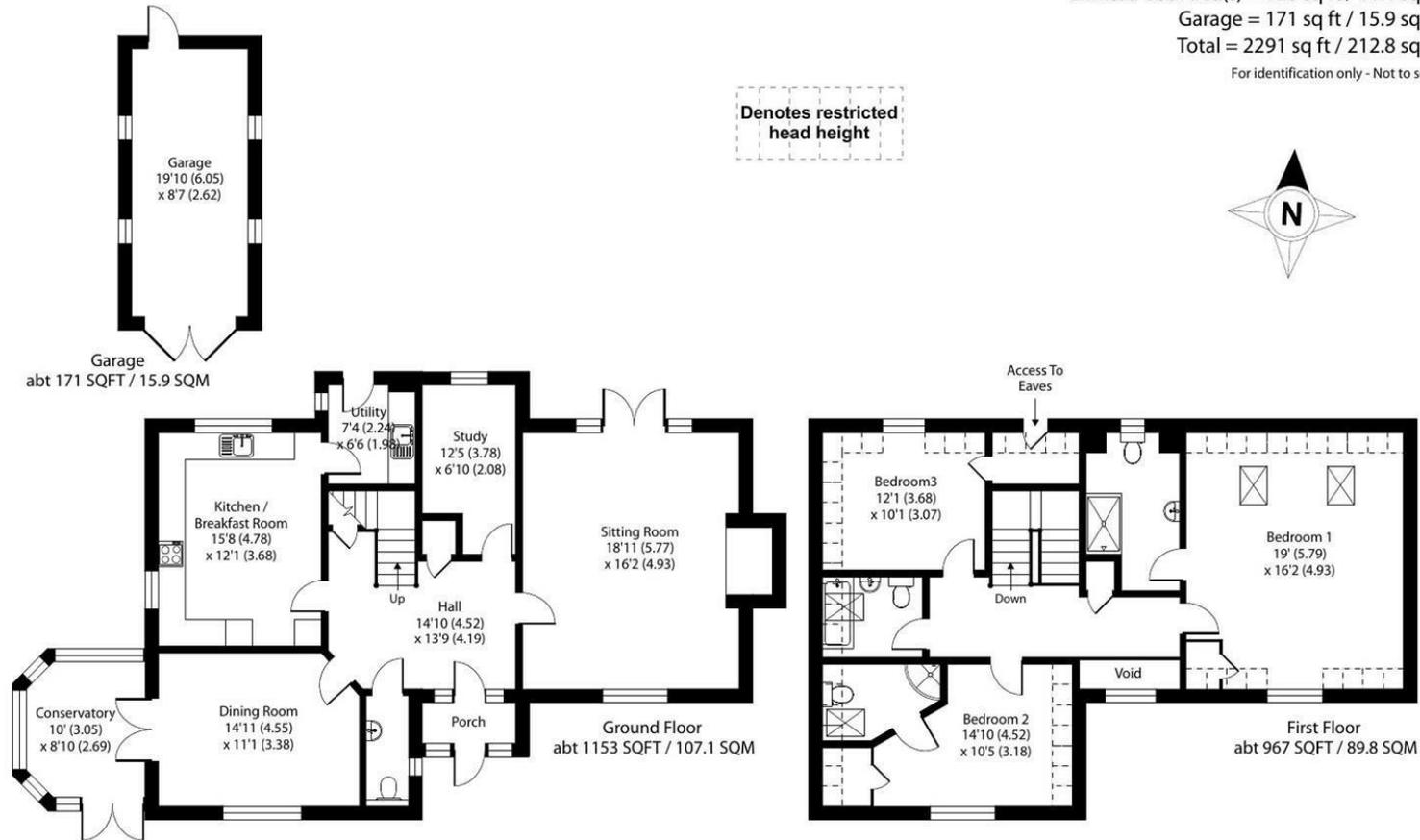
Head out of Exeter on the A377 towards Crediton. After approximately 5 miles, turn right onto the road signposted to Brampford Speke. Continue on this road into the village, and Stonilands will be on your left

What3Words: ///beads.number.boom

AGENTS NOTE

The vendor advises there was a small growth of Japanese Knotweed in 2018 that was professionally treated, with a final treatment in 2022 where there was no visible regrowth. This is covered by an Insurance backed guarantee until April 2028.

Approximate Area = 2000 sq ft / 185.8 sq m (excludes void)
 Limited Use Area(s) = 120 sq ft / 11.1 sq m
 Garage = 171 sq ft / 15.9 sq m
 Total = 2291 sq ft / 212.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





STAGS