



The Old Post Office



A377 (1 mile). Copplestone (2 miles).
Crediton (7 miles). Exeter (12 miles).

A delightful semi-detached period cottage with gardens in a popular Devon village

- Grade II Listed cottage
- Popular village location
- 3 bedrooms
- Sun terrace and gardens
- Lovely rural views
- Council tax band - B
- Freehold



Situation

The property is situated in a rural position on the fringes of the sought-after hamlet of Down St Mary. There is a local convenience store/post office at Copplestone 2 miles away. The popular market town of Crediton (7 miles) has an excellent range of day-to-day amenities including supermarkets, banks, sports facilities, shops and well-regarded schooling. There is a railway station on the Tarka Line (Exeter to Barnstaple) at Morchard Road (1.5 miles), whilst the university and cathedral city of Exeter (12 miles) provides an extensive range of cultural, leisure and schooling facilities, as well as mainline railway stations to London Waterloo and Paddington.

Description

The Old Post Office is a delightful Grade II listed semi-detached cottage. The property provides accommodation over two floors with a generous ground floor with kitchen/dining room, family room and cosy sitting room with period fire place. The first floor provides three bedrooms and a family bathroom. To the side and rear of the property is a delightful paved sun terrace and garden, both of which enjoy far-reaching rural views.

Accommodation

A front door with ornate plaster work surround gives access into an open plan kitchen/dining room with part-exposed stone walling, wall and floor mounted units and a bay window. To the right is a spacious dual aspect family room with oak flooring and a door leading out to the paved sun terrace. There is planning consent for French doors to be installed into the north elevation. To the left of the

kitchen is a cosy sitting room with wood ceiling beams, stone fireplace with woodburner and stairs rising to the first floor.

The first floor provides three well-proportioned bedrooms and a family bathroom.

Garden

Accessed from the family room and a gate from the quiet lane is a glorious south-west facing paved sun terrace with a vegetable bed, raised lawn and wooden shed.

Parking is freely available on the lane directly outside the property.

Services

Mains water, electricity and gas.
Private drainage (shared with two neighbours)
Gas central heating

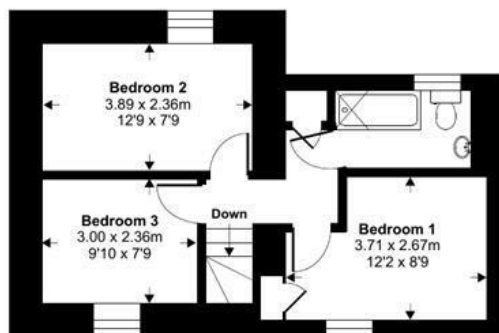
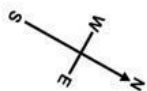
Directions

From Exeter proceed on the A377 through Crediton and Copplestone. Once out of Copplestone turn left after a further mile signposted Waterbridge Golf. Continue for just under a mile and on entering Down St Mary take the first right on to Barn Hill. Continue to the end of the lane and across the cross roads onto Yeo Lane. After approx. 50 yards the property will be on your left.
What3words - gratitude.among.outwards

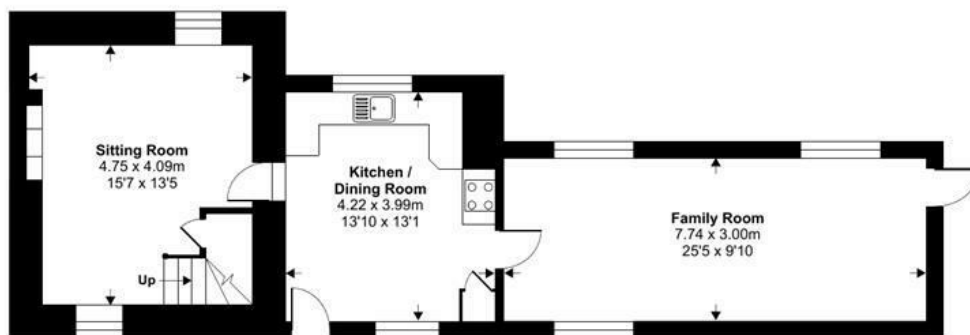


Approximate Area = 1040 sq ft / 96.6 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 863709.

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

21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		83
81-91 B		
69-80 C		
55-68 D		44
49-54 E		
41-48 F		
35-39 G		
1-34		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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