



Weaver End







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Plymtree, Cullompton, Devon, EX15 2JW

Honiton 9 miles. M5 4 miles. Exeter 11 miles

A stylish, architect designed, modern conversion in a peaceful and accessible location.

- Four bedrooms
- Four shower/bathrooms
- Stunning family kitchen
- Over 3,400 sq ft
- Attractive gardens
- Double garage and office
- Small paddock
- Very accessible location
- Council Tax Band F
- Freehold

Guide Price £1,100,000

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SITUATION

Positioned down a quiet lane backing on to fields and paddocks the property sits in a beautiful private location within 10 miles of the highly regarded Blundell's School. The village of Plymtree with its pub, church, primary school and shop, has a strong community yet is minutes from the M5 at Cullompton and Exeter to the South. Nearby Honiton has a station on the London Waterloo line and access to the A30.

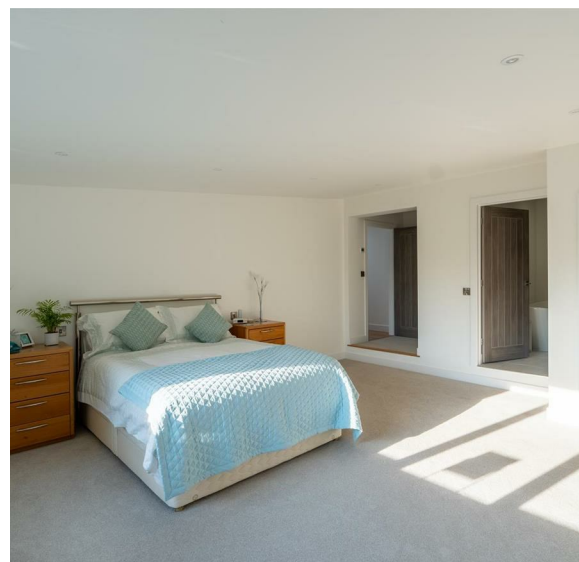
The university and cathedral city of Exeter has an extensive range of shopping, private and state schooling and recreational facilities as well as railway stations on the London Paddington and Waterloo lines and an International Airport. The London Paddington line is also accessible at Tiverton Parkway just 10 miles away.

DESCRIPTION

Converted from a modern farm building, this unique timber framed, single storey home features large expanses of glass, bi-fold doors and high ceilings in the main living space bathing the inside in natural light with rural views over the surrounding countryside.

Finished to a high standard, the layout has been architect designed with generous sized rooms. The main living space is centred on a bespoke feature wall with artisan Venetian plaster behind a modern wood burning stove; this space opens to the well-fitted kitchen and its large island with Venetian style worktop, including integrated dishwasher, fridge, freezer, electric AEG ovens and wine coolers. To the other side is a double aspect sitting room and a large study or fourth bedroom with en-suite

To the rear of the house are three spacious bedrooms, all have individual en-suites and fitted cupboards, the main bedroom having a particularly luxurious bathroom, with free standing bath and walk-in style shower. There is also a utility/plant room.





GROUNDS

Enclosed by tall timber fencing, the property is approached through substantial electric timber gates into a gravel parking and turning area.

A stylish paved path leads across the front of the property to the front door and beyond to an expansive entertaining terrace, which looks across the near level lawns. There is a raised pergola and further terrace to enjoy the evening sun, as well as enclosed areas for outdoor storage.

Nearby there is a small paddock. The total plot including the paddock is 0.78 acres. The property is available without the paddock at a lower offer.

GARAGE & OFFICE

Detached from the house is a double garage with insulated electric door, there are plenty of electric sockets, fitted cupboards and worktop at the rear. Beyond is an area for further secure storage.

At the rear of this building is an insulated office looking out into a private gravel yard area.

SERVICES

Mains water and electric. Private treatment drainage system. Oil-fired under floor heating.

Ofcom predicted broadband services - Standard: Download 16Mbps, Upload 1Mbps.

Ofcom predicted mobile coverage for voice and data: Internal: Three & EE (Limited). External - EE, Three, O2 and Vodafone.

Local Authority: East Devon District Council.

DIRECTIONS

From the M5 Junction 28 head east towards Honiton, after passing Horn Cross and about 2 miles turn right at Post Cross towards Plymtree. Proceed through the next crossroads and proceed onto Five Cross Ways, turning left towards Plymtree. Proceed for about a third of a mile and at the next crossroads (Higher Weaver) turn right, signposted Weaver. Continue along here until you reach an entrance to Weaver Barn and Middle Weaver Farm and turn down here. The property will be found on your left in about 150 yards.

Approximate Gross Internal Area = 317.1 sq m / 3414 sq ft
(Including Garage / Excluding Store)

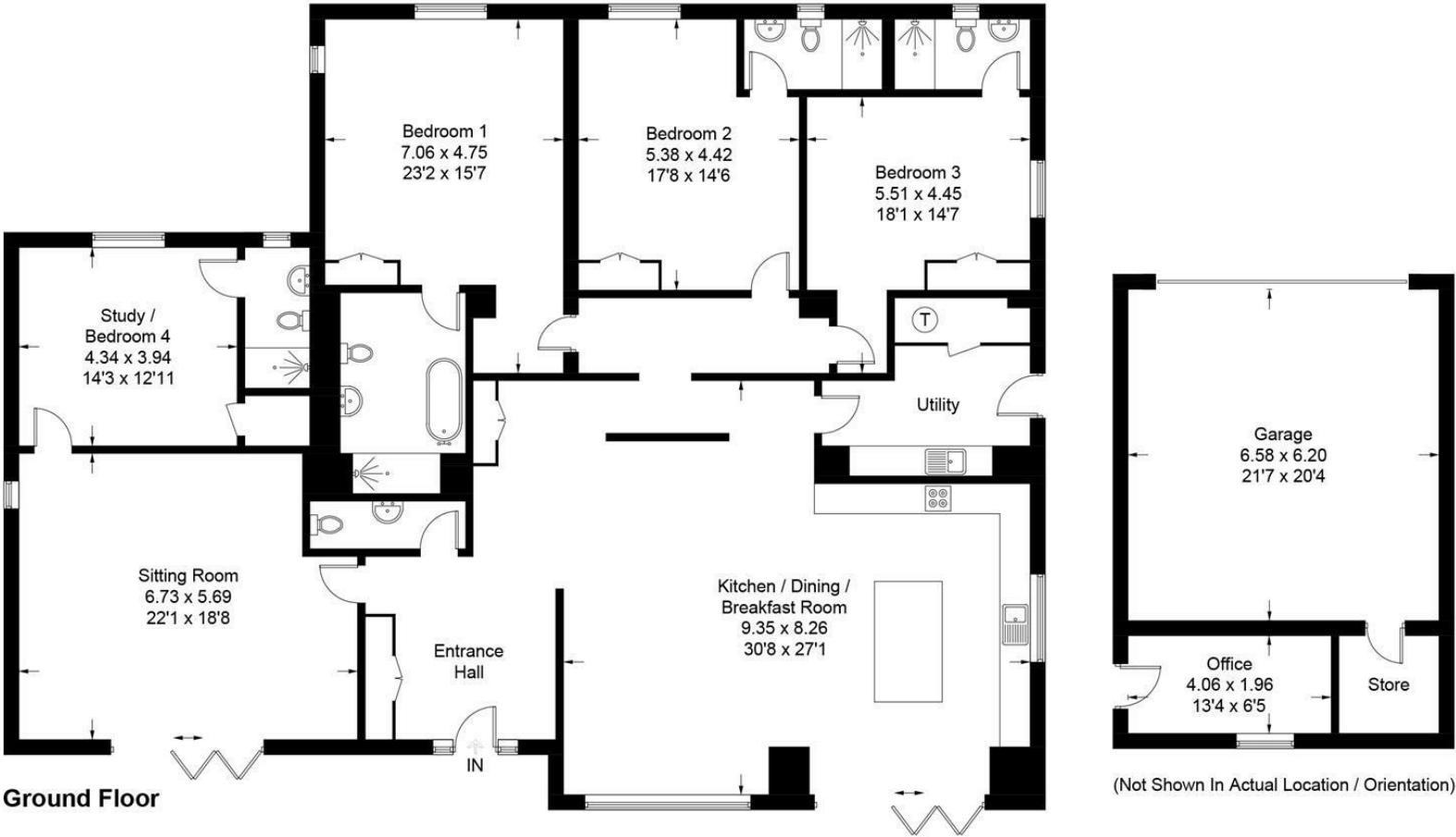


Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1086346)



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		90
(81-91) B	76	
(69-80) C		
(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	

