

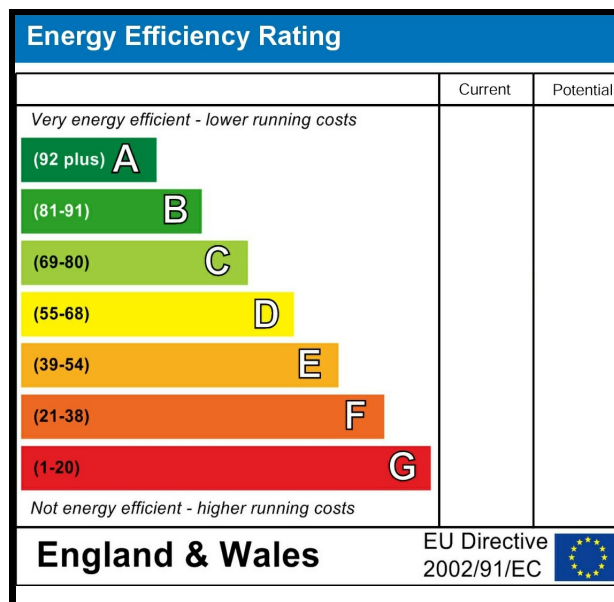


3 Fawns Cottage, Sowton, Exeter, EX5 2HW

£599,500

*B*urgoyne
ESTATE AGENTS

- IDYLIC COUNTRY SETTING
- Utility & Cloakroom/WC
- 4 Bedrooms and Family Shower Room
- Oil Fired Central Heating & Double Glazing
- Off Road Parking for Several Vehicles
- Impressive Kitchen/Diner/Family Room
- Lounge
- Two En-suites - Ground floor & First Floor
- Impressive Well Landscaped Gardens
- Large 30' x 20' Workshop/ Outbuilding



THE PROPERTY

A rare opportunity to acquire this extended 4 bedroom semi-detached cottage on the picturesque rural outskirts of Sowton Village surrounded by glorious Devonshire countryside. The well appointed property comes with a striking open-plan kitchen/diner/family room, utility & cloakroom/WC, lounge and guest bedroom with en-suite bathroom (ground floor). On the first floor, there are three more bedrooms and a family shower room, the master bedroom, with en-suite bathroom, forms part of the side extension over the lounge and boasts wonderful triple aspect views across the surrounding countryside.

Outside, the property boasts superb gardens which have been creatively designed and imaginatively landscaped for maximum pleasure and relaxation for all the family. There is plenty of off road parking for several vehicles and a large 30' x 20' workshop/storage outbuilding stands at the bottom of the garden and may, as an existing structure, provide the potential to put a more substantial building in its place. This could extend to ancillary accommodation which may provide a useful income stream or annex facility subject to planning permission.

Located roughly equidistant between the Cranbrook junction of the A.30 and Clyst St Mary, this charming property will suit those seeking to live in the countryside yet easily

SITUATION

Directions

