



Charming, Detached, Slate Roofed Cottage

Discover this deceptively spacious and character-filled slate-roofed cottage, nestled in the picturesque countryside of Upon Pyne. Thoughtfully styled to highlight its charming period features, this rare gem offers three generously sized bedrooms, a spacious kitchen/diner, a cosy sitting room, and modern comforts including underfloor heating in the downstairs shower room and conservatory. Additional highlights include a family bathroom, conservatory, large porch, and a welcoming entrance hall. Outside, enjoy a beautifully maintained rear garden with a versatile studio/office space, a small garage, and ample off-road parking

Nettacott Cottage | Exeter | EX5 5HX



thoroughly good property agents



PROPERTY TYPE

Detached House



SIZE

1,584 sq ft



LOCATION

Rural



AGE

Pre 18th Century



BEDROOMS

3



RECEPTION ROOMS

1



BATHROOMS

2



WARMTH

Oil Fired Central Heating



PARKING

Garage, Off Road Parking



OUTSIDE SPACE

Garden, Large Garden



EPC RATING

38F



COUNCIL TAX BAND

E



in a nutshell...

- Three Bedrooms
- Quintessential Cottage Kitchen with AGA
- Cosy Sitting Room with a Log Burner
- Rear Porch with Underfloor Heating and spacious Entrance Hall
- Spacious Garden with Countryside Views
- Garage and Ample Off-Road Parking
- 15 Minutes From Exeter St David's Train Station
- No Immediate Neighbours
- Character Features





the details...

Beautifully presented throughout, this charming home features light, neutral décor that perfectly complements its character-rich details. Exposed beams, thick stone walls, and solid wood internal doors add a sense of heritage and warmth, while oil central heating ensures year-round comfort. The inviting ambiance creates a cosy yet refined living space, blending timeless elegance with modern practicality.

The property offers two convenient entry points: the front door, sheltered beneath a storm porch within the courtyard, and the back porch, which leads directly to the parking area. The rear porch is generously sized, providing ample space for coats and shoes, and also houses the boiler. Both entrances open into a spacious hallway, currently utilised as an office space. This welcoming area features attractive tiled flooring and a charming alcove, adding to the home's character.

To the right, you'll find the bright and airy kitchen/diner—the true heart of the home, exuding countryside charm. The elegant, tiled flooring extends into this inviting space, which features stunning slate worktops, a classic Belfast sink, an AGA, and an electric hob. With ample storage and space for both a washing machine and dishwasher. Skylights bathe the room in natural light, enhancing its warm and welcoming feel. A door with a slate threshold leads to the Downstairs Shower Room, complete with a shower, WC, Belfast wash basin, built-in storage, and underfloor heating, conveniently set on a timer system for added comfort.

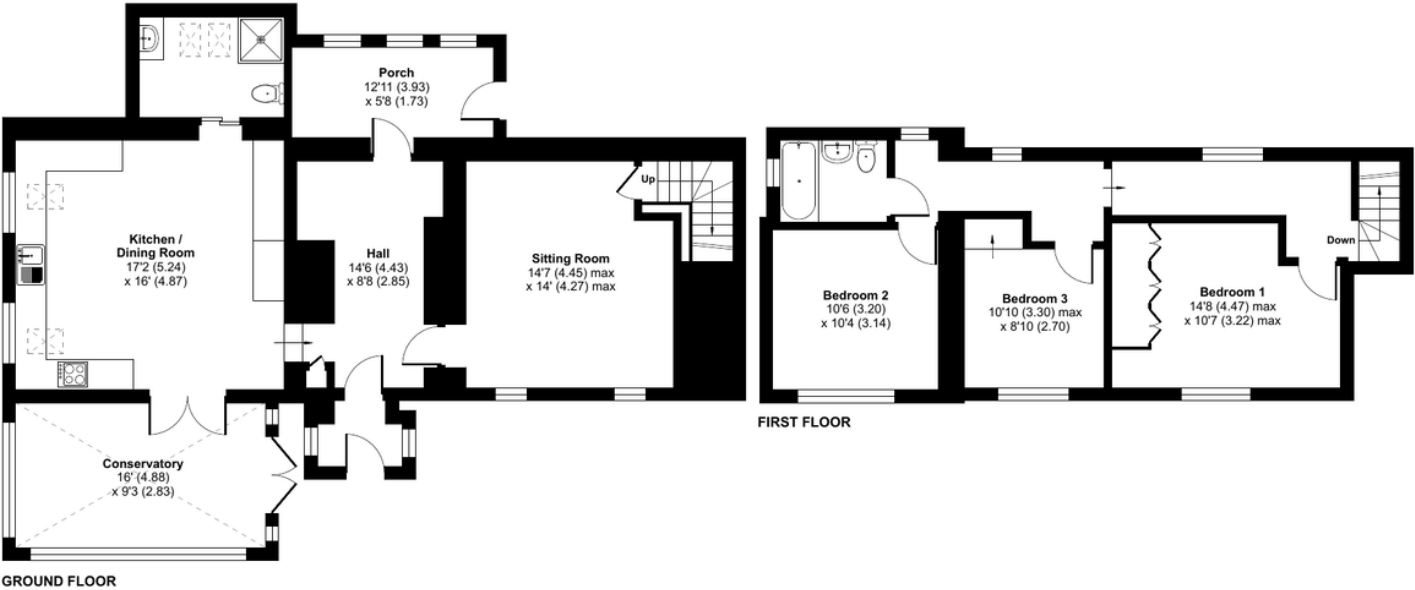
Completing the ground floor is the conservatory, featuring underfloor heating and double-glazed windows and the cosy sitting room which is rich in character with exposed wooden beams, thick stone walls, built-in bookcases and a stunning wood burner, complete with a traditional bread oven creates a warming focal point.



Nettacott Cottage, Upton Pyne, Exeter, EX5

Approximate Area = 1584 sq ft / 147.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1296449



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A spiral staircase rises to the three well-sized bedrooms each boast their own unique character features and enjoy charming views over the rear garden. A stylish family bathroom completes the accommodation, featuring an electric shower over bath, WC, wash basin, and heated towel rail. Thoughtfully designed, the space is enhanced by attractive tiled walls and cork flooring, complementing the home's rich character and timeless appeal.



The sizeable rear garden is rich with shrubs, climbers, mature trees, fruit bushes and roses, offering a peaceful outdoor retreat with lovely countryside views, adding to the home's charm. Two versatile garden rooms provide additional space-one currently used as an office and the other for storage. Additional features include a storage shed, kennel, and chicken coop. To the front, a generous driveway offers ample off-road parking alongside a small garage, which houses the digestate for the septic tank.

Tenure: Freehold
Council Tax Band E







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