

NETTACOTT COTTAGE, UPTON
PYNE, EXETER, EX5 5HX

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Discover this deceptively spacious and character-filled slate-roofed cottage, nestled in the picturesque countryside of Upton 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

- Tenure: Freehold
- EPC - 79C
- Council Tax Band E
- Main Utilities, Oil, Electric, Water & Septic Tank

“Nettacott Cottage is a beautiful home with all of the benefits of countryside living and easy access to the city. The character features really make this a cosy but unique property.”



Detached



Rural



3 Bedrooms



2 Bathrooms



Lounge and
Kitchen/Dining



Garage and
Off Road Parking



Garden



Council
Tax: E

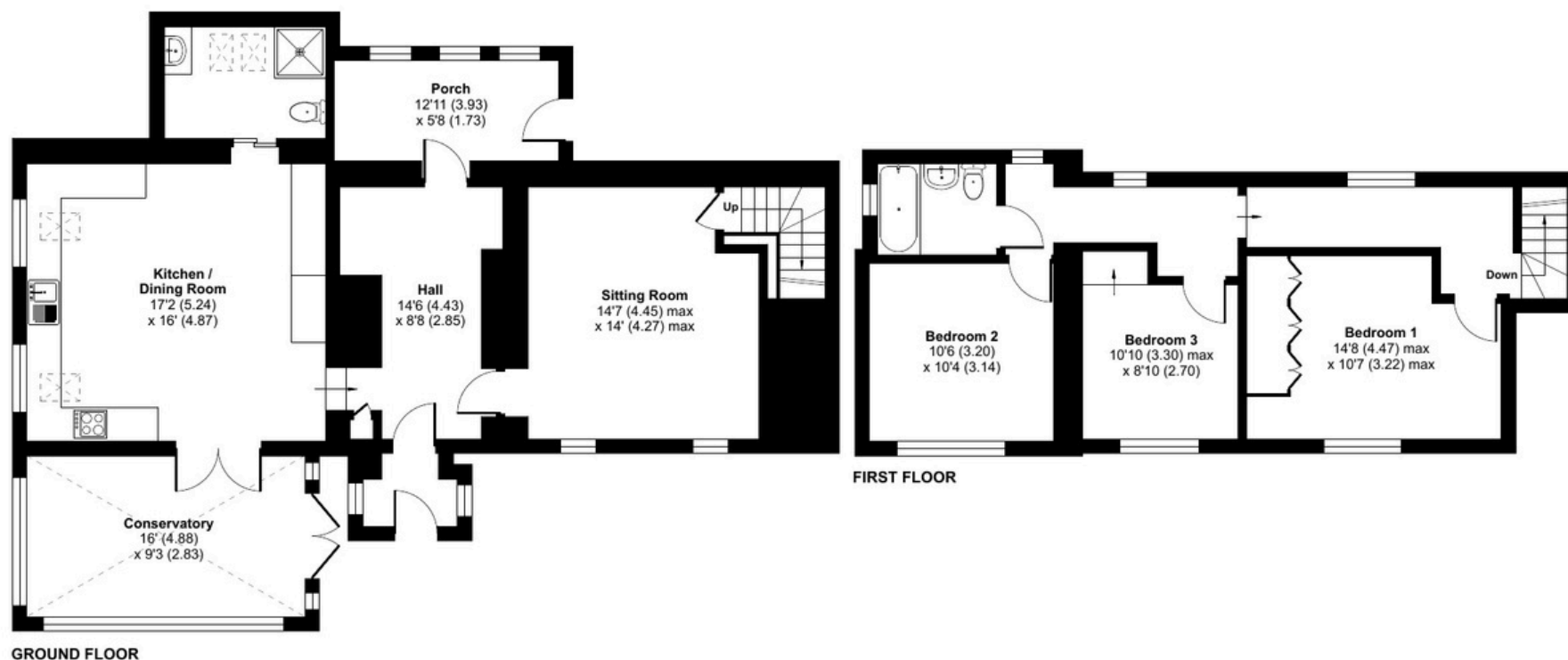




Nettacott Cottage, Upton Pyne, Exeter, EX5

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). © nitchecom 2025. Produced for Ashtons Complete (Complete Property). REF: 1296449



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



THE HOME...

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 charming storm porch adorned with climbing vines and fragrant roses 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.

The cosy sitting room is rich in character, featuring exposed wooden beams, thick stone walls, built-in bookcases and a stunning wood burner complete with a traditional bread oven that creates a warming focal point. Above the fireplace, a witch's mark, historically used for protection, adds a fascinating touch of folklore, while a charming salt cupboard tucked into the wall offers a nod to the home's heritage.

Completing the ground floor is the conservatory, which offers underfloor heating and double-glazed windows for year-round comfort, and leads out to a charming brick terrace with automatic lighting, perfect for enjoying morning coffee or an evening glass of wine.

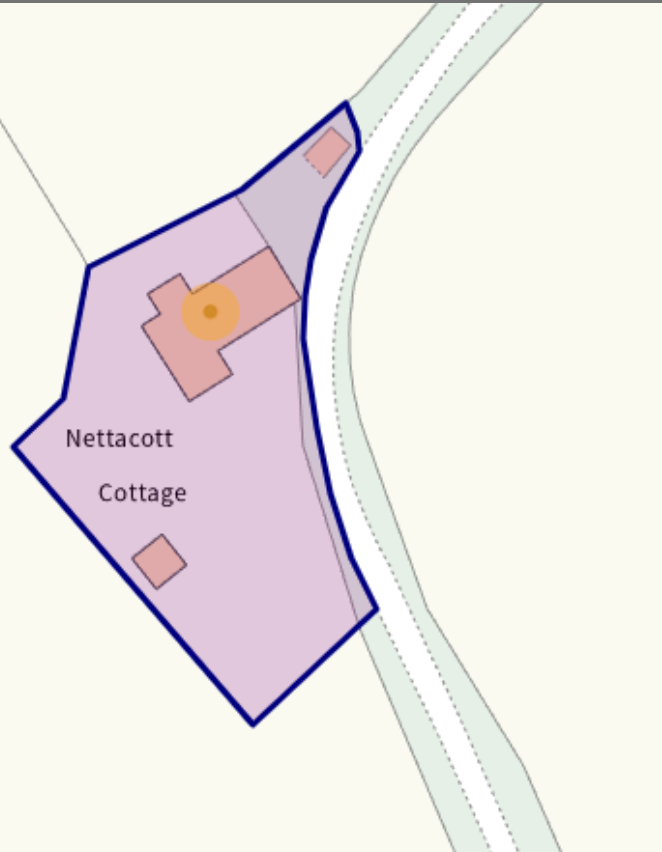
A spiral staircase rises to the three well-sized bedrooms each boast their own unique character features and enjoy charming views over the rear garden. A stylish family bathroom completes the accommodation, featuring an electric shower over bath, WC, wash basin, and heated towel rail. Thoughtfully designed, 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, thoughtfully planted to provide year-round scent and colour. This peaceful outdoor retreat also enjoys 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, thoughtfully equipped with automatic lighting for added convenience and security, alongside a wood store and a small garage which houses the digestate for the septic tank.







LOCATION

Please check Google maps for exact distances and travel times. Property postcode: EX5 5HX

Schools

- Newton St Cyres Primary School
- Stoke Canon Church of England Primary School and Pre-School
- Thomas Hall School

Transport Links

- Newton St Cyres Rail Station 2 mi
- Exeter St Davids Rail Station 4.1 mi
- Exeter International Airport 11.6 mi
- M5



COMPLETE - Thoroughly Good Property Agents

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SIGNATURE HOMES

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