



4 Monkerton Court
Pinn Lane | Exeter | Devon | EX1 3RG

FINE & COUNTRY

4 MONKERTON COURT



A high quality Grade II listed converted barn with a wealth of charm and character, set in a small development with easy access to local amenities, Exeter Airport and the M5 motorway.



KEY FEATURES

Stepping in through the front door, the entrance hall has exposed beams, a staircase to the first floor living space and a hallway to three en-suite double bedrooms, all of which are on the ground floor.

The incredibly spacious reception room has many exposed beams in the vaulted ceiling and is a flexible and sociable space to enjoy. The balcony has French doors and overlooks the garden and there is ample space for a large dining table and chairs next to the French doors that open into the kitchen.

The kitchen has been thoughtfully designed, it has exposed beams and a triangular shaped window. There is a breakfast bar with integral wine rack, wooden worksurfaces, integral Neff double oven and grill, five ring gas hob, space and plumbing for a dishwasher and a one and a half bowl sink unit. The utility room leads from the kitchen and has a wooden worksurface, wall mounted gas boiler, space and plumbing for a washing machine and a door to the cloakroom, which has a W.C. and wash hand basin.

The ground floor bedroom are all double bedrooms with built-in wardrobes and en-suites. The master bedroom is very spacious and has a fitted wardrobe, space for a study or reading area in front of the window and a high quality en-suite shower room.

Bedroom two also has a built-in wardrobe, window to the front and an en-suite bathroom.

The third bedroom is accessed from the main entrance hall and would be an ideal guest bedroom, again with an en-suite shower room and built-in wardrobe.









SELLER INSIGHT

“ When we first visited the house, we were struck by the spaciousness of the living room and master bedroom in particular. The high ceiling and beams gave the house such character. We also loved the fact that the original building had been here for so long and it was converted so thoughtfully.

We have enjoyed having many large family events here, including our son's wedding during the pandemic restrictions when we had twenty-nine guests at an outdoor party, with the help of our neighbours who lent us extra patio furniture and parking spaces.

This is a great party house and ideal for having friends and family to stay, given the en-suite facilities in every bedroom.

The outside space here is a real suntrap, easily managed and surprisingly private when sitting out, especially when the trees and shrubs are in leaf. We are also able to enjoy looking out over the courtyard from our balcony and admiring the well-maintained communal area as a whole. Some of the residents help to look after the hanging baskets which decorate the garage area and courtyard in the summer months.

Pinhoe is a great little village with everything we need (shops, restaurants, pubs and parks) within easy walking distance. The surgery and station, in particular, are only a gentle stroll away. The access to the motorway is so fast and easy, yet we are not affected by any of the traffic on it. Getting into the town centre is quick, either by car or public transport, and we can be at the coast within half an hour. It is also very close to the airport.

We are moving house because we will soon have four young grandchildren and would now like somewhere with a ground floor living area, to more easily supervise them when they are playing outside, but we hope to remain in the Pinhoe/Monkerton area if possible, because we really love living in this part of Exeter.

One thing we have really enjoyed, having previously lived on the other side of the river, is the beautifully soft water in this area which makes an excellent cup of tea!”*

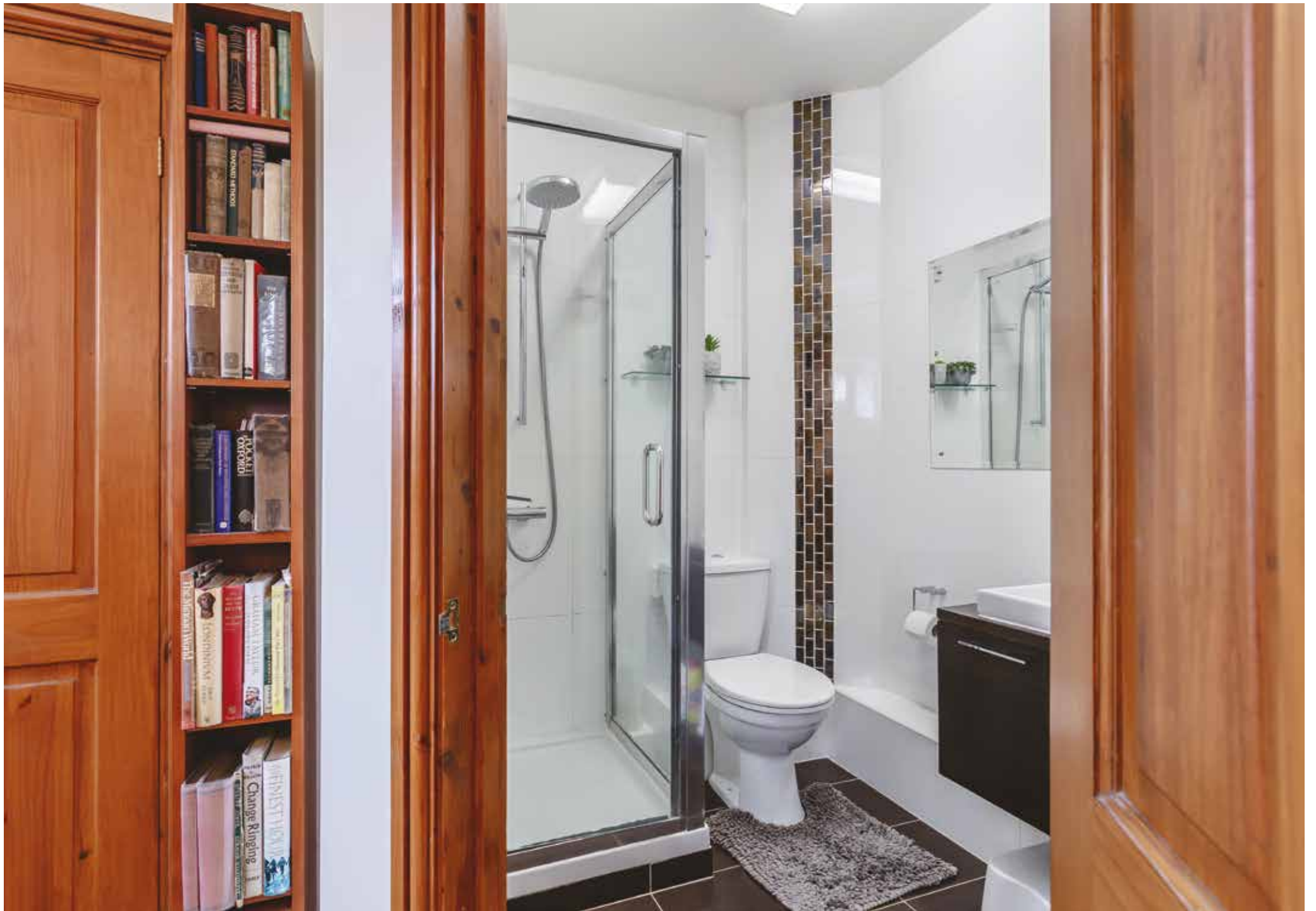
* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















Outside, there is a front garden inside the courtyard, with two paved seating areas and thoughtfully planted plants and trees, providing a pleasant outdoor space.

There is a detached double garage and the communal areas are maintained to a very high standard.

The residents have formed their own management company and there is an annual service charge of approximately £170.





INFORMATION

Services

Mains gas, electricity, water and drainage.

Council Tax Band

E

Local Authority

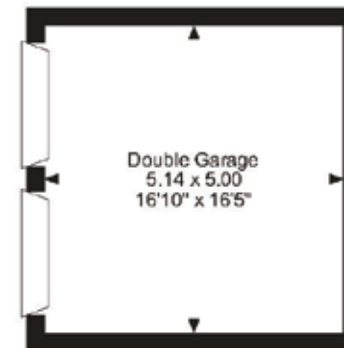
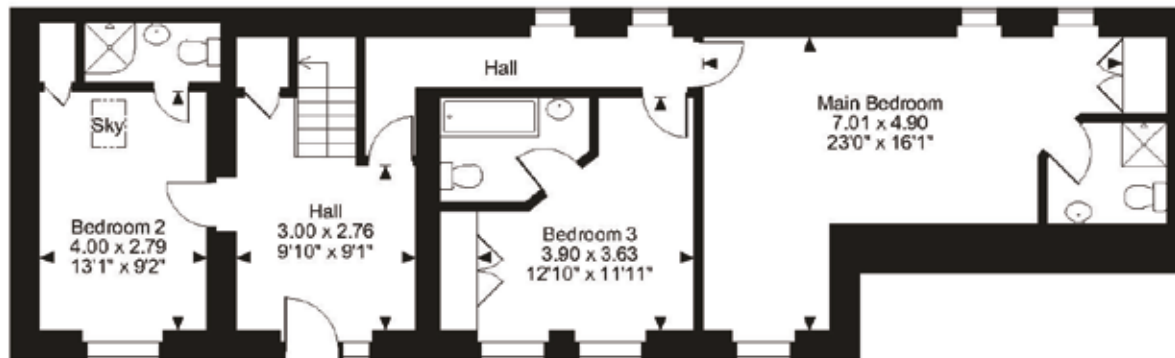
Exeter City Council

Location

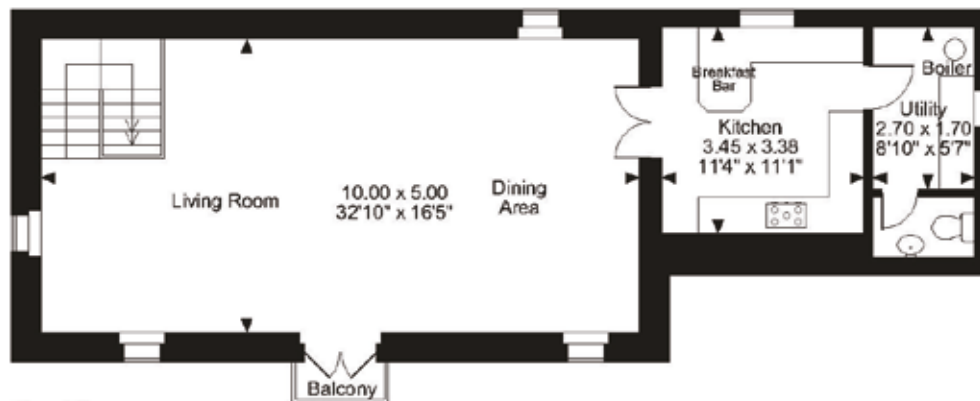
Monkerton, in Pinhoe benefits from excellent local facilities, including nearby primary and secondary schools, doctors surgery and Waterloo line train station. It is ideally located, close to Exeter Science Park, Exeter International Airport and the M5 motorway. Exeter city centre is approximately 3 miles away and the beaches of East Devon are also within easy reach of the property.



Monkerton Court, Pinn Lane, Exeter
Approximate Gross Internal Area
Main House = 1639 Sq Ft/152 Sq M
Double Garage = 277 Sq Ft/26 Sq M
Total = 1916 Sq Ft/178 Sq M



Ground Floor



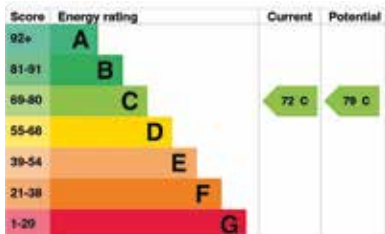
First Floor

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Council Tax Band: E
 Tenure: Freehold



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THE FINE & COUNTRY
FOUNDATION

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Fine & Country Exeter
23 Southernhay West, Exeter, Devon EX1 1PR
01392 573900 | exeter@fineandcountry.com

