



11 Woodmans Orchard, Exeter, EX5 2SE

Guide price £595,000





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- Detached Family Home In A Village Location
- Principal Bedroom With En Suite
- Utility Room And Downstairs W/C
- Garden And Garden Room/Den
- Recently Extended
- Five Bedrooms
- Open Plan Lounge, Dining Area And Kitchen
- Two Balconies With Stunning Views Of Farmland
- Brand New Driveway
- The Kings School Catchment



This five-bedroom family home is located in the sought after and picturesque village of Talaton. Recently renovated, with a keen eye to detail, the property comprises an indulgent downstairs principal bedroom with en suite; four further bedrooms and a family bathroom on the first floor; an open plan connected kitchen and lounge; two areas of spacious outside balconies with spectacular views over the property's garden and the countryside beyond; a newly renovated drive with parking for numerous vehicles and two outbuildings (one with woodburning stove). Talaton is a charming village with speedy access to the A30/A303 (for Exeter/Honiton/London) and a strong sense of community. It has its own shop and pub and is in the ofsted-outstanding rated "The King's School" catchment (with school bus stop in easy walking distance). The property would make an ideal family home for those looking for a rural base in a friendly community with its own services and easy access to the A30, Exeter, Honiton and the Westcountry beyond.

## Walkthrough

This five-bedroom family home is situated at the end of a cul-de-sac in the quiet and friendly East Devon village of Talaton. From first sight it is clear that this is a property that has been renovated and modernised with great attention paid to make it into a spacious and welcoming family home. On arrival, a striking, newly added block-paved driveway leads to a recently extended house front where a wraparound extension and garage conversion have added a boot room and a spacious downstairs ensuite bedroom.

Crossing the drive and opening the front door leads straight into the new boot room, and the oak floored

passageway beyond. The boot room is a bright space demonstrating great attention to detail, in addition to offering plenty of storage for wet coats and muddy boots (very helpful in the countryside location such as this!) but it retains the original external stone wall as an attractive feature and has oak-flooring. This oak flooring provides a wonderful rustic charm and continues through an open plan arch into the main hallway and through into the open plan kitchen and living rooms.

Moving through into the hallway, a downstairs W/C is located to the immediate left; it features modern blue tiles and wash basin with oak surround. Beyond this,

doors open to the open plan living room (left) and kitchen area (straight on) and to the right into the new downstairs principal bedroom; stairs to the first floor are also located in the hallway (straight on before the kitchen).

Heading first into the lounge reveals an open plan living area that links directly through the dining space and into the kitchen. The room is both bright and cosy. It benefits from abundant natural light from double windows on two walls and glass sliding doors opening to a balcony with striking views over the surrounding countryside. At the same time, the lounge is a great space for the family to relax: it has a welcoming rustic



wood-burner with oak lintel as a focal point and offers plenty of space around it for both a three- and two-seater sofa, armchair and a dresser.

Turning the corner from the lounge leads into the kitchen/dining area. The space is extremely versatile: currently the dining area hosts a four-seater dining table. However, this could easily be positioned in what is currently the back end of the living area to provide views through the double doors and make space for a kitchen island if desired.

The kitchen area feels both rustic and modern with oak worktops, striking black tiles and crisp white units. The kitchen includes an electric hob and double oven, with a sink that looks over the balcony to the

fields beyond. It offers ample worksurfaces and plenty of storage in both high and low fitted units. There is space for an American fridge freezer and plumbing for a dishwasher. To the side of the kitchen, a door opens onto a utility room which provides an additional sink and the plumbing and electrics for a washing machine, tumble dryer and space for an additional fridge freezer. There is also door leading to the side of the property from the utility.

Returning to the hallway and turning into the recently added ensuite principal bedroom. The room is indulgent and spacious offering ample space for a king-size bed and much additional furniture (the current owners have even found space to include a piano area!). The room is naturally bright with double

windows and Velux in the vaulted ceiling. The en suite, located to the left as you enter the room, is modern with blue tiles and the white décor. It has a bath, sink, and a heated towel rail. There is also a window letting in natural light.

Heading upstairs, a wooden banister leads to the first floor where a landing connects four further bedrooms and a family bathroom. The largest of the rooms features dual aspect windows overlooking both the front of the property and the countryside. It features a built-in cupboard (which could potentially be converted to an ensuite shower room). Two further bedrooms also benefit from fantastic views over farmland and countryside. The fourth bedroom is a good size facing the front of the property. The family bathroom has been recently refurbished: it is bright and modern with white tiles, bath, W/C and sink, a chrome heated towel rail, an oak topped unit and double windows overlooking the garden. There is also a landing cupboard for additional storage and the loft is fully boarded with its own lighting.

Outside, there are two balcony areas one accessed





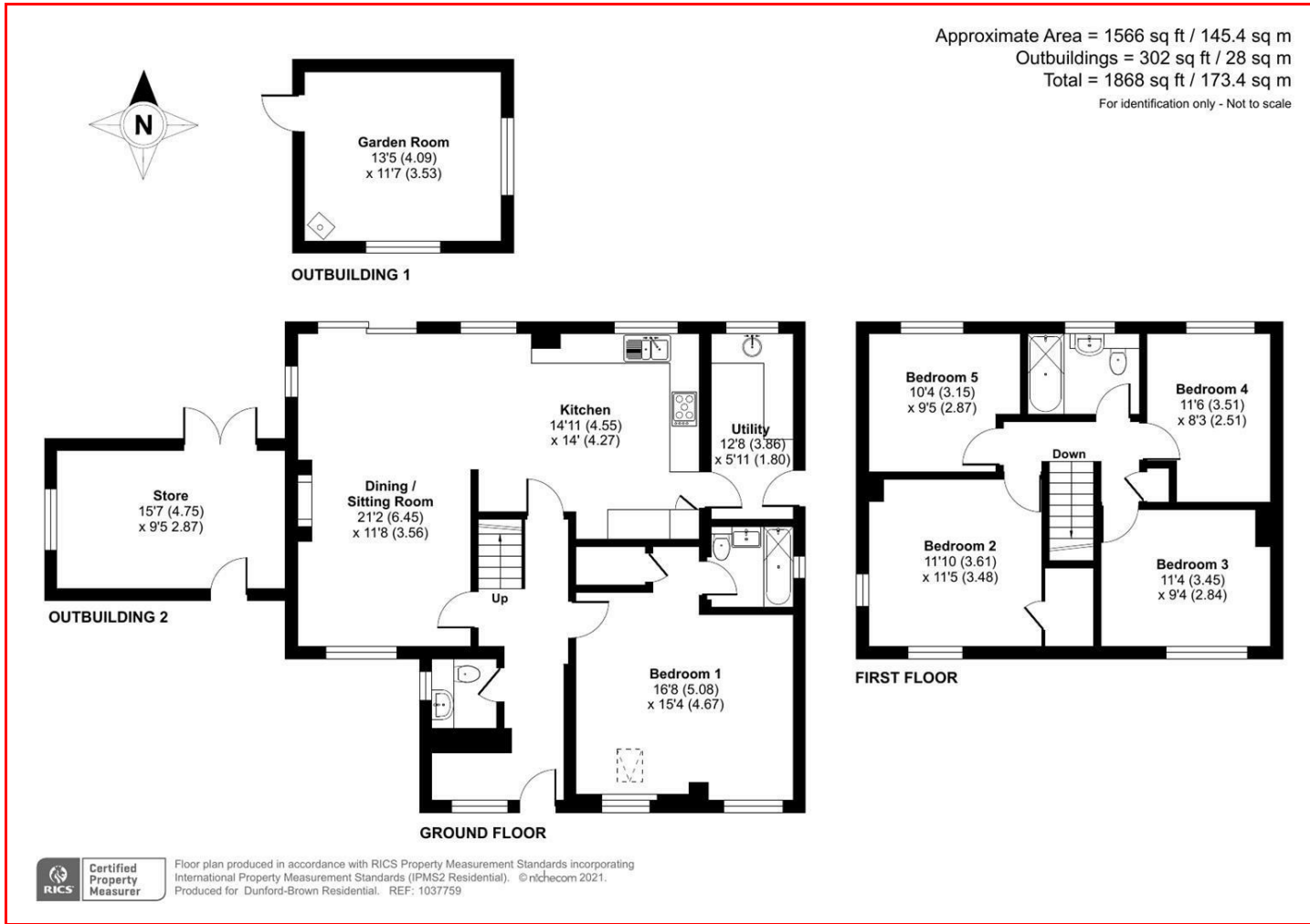
directly from the kitchen, with a second balcony to the left of this accessed by a flight of stairs to the left of the first. Heading out from the dining area to the first balcony, leads to an area of Indian sandstone flooring with a decked area beyond it to the right. This area enjoys fantastic sunsets overlooking St James the Great parish church and overlooks the lower garden. The second balcony (to the left) also benefits from impressive views and has been used by the current owners for outside dining and BBQs. There is access from this balcony to the front of the property through a wooden outbuilding/store. Solid wooden stairs lead down from the second balcony to the garden. This is a lawned area with mature trees and shrubs. A second wooden outbuilding "the cabin" can be accessed from

this garden. This is an outside garden room that the current owners developed to provide an independent space for their children to relax in. It features a log burner and has plenty of space for sofas and other seating.

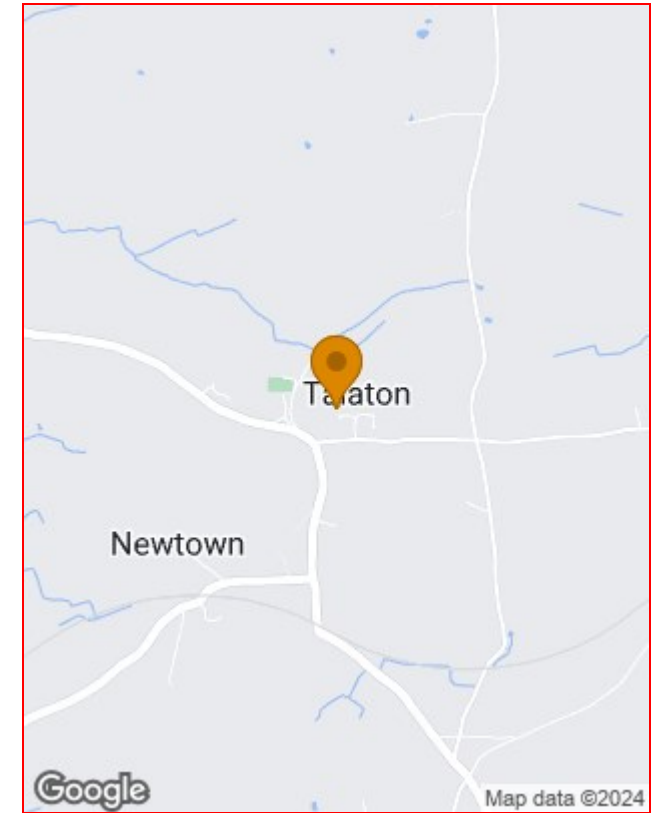
The property benefits from Oil fired central heating and is on mains water, electric and sewage. To the front of the property, the new driveway offers parking for several vehicles. A second wooden outbuilding to the left of the property provides helpful storage (e.g. for bikes) and offers direct access to the dining balcony.

Substantial additional storage space is available underneath the first balcony.

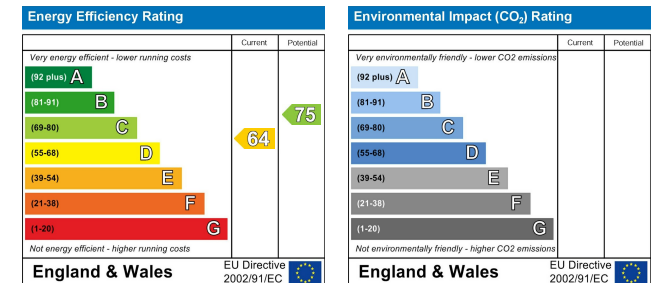
# Floor Plans



# Location Map



# Energy Performance Graph



# Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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