



Cheynegate House  
Cheynegate Lane | Exeter | Devon | EX4 9HZ

# CHEYNEGATE HOUSE

*A rare opportunity to acquire a beautifully maintained home in a commanding and serene position, surrounded by rolling countryside providing seclusion, privacy and stunning views, and all within easy reach of Exeter city centre.*







# KEY FEATURES

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## Ground Floor:

The property is accessed via a gated driveway, opening to reveal a beautiful home with double and single garages, a vast parking area and lush lawns and grounds. The entrance provides access to a ground floor cloakroom and further doors to this generously sized formal dining room. The eye is immediately drawn to the French doors at the head of the dining table, which reveal views of the Exe estuary and surrounding countryside.

The sitting room is another vast yet comfortable retreat with a stunning open fireplace, adding warmth to this naturally bright room. Dual aspects provide a backdrop of beautiful views.

The high-quality kitchen has ample storage and solid work tops as well as an integral dishwasher. Through a doorway, further storage can be found, as well as space for a large American style fridge and freezer, plus further worktop space. From here, a utility room with space and plumbing for a washing machine and tumble drier and yet more storage can be found plus a separate boiler room, providing a large amount of practical space.

An archway from the kitchen leads through to the breakfast room, where a table can be positioned to create the perfect tranquil spot for a relaxing morning breakfast.

One of the rare advantages of this home is the ideal opportunity it offers for achieving a harmonious work/life balance. The great sized study features space for a desk perfectly positioned beneath a window, allowing for an inspiring workspace. Once you've finished your work for the day, you can retire to the fully equipped bar that adjoins the room through an archway. Styled like a traditional English pub, this inviting space is perfect for entertaining. Your guests can relax in the nearby large conservatory or congregate outside on the large sun terraces, overlooking the grounds.













# SELLER INSIGHT

“*Cheynegate was perfect for our growing family when we purchased it nearly 40 years ago. It's ideal location near Exeter offered our daughters great opportunities for meaningful careers, while the rural setting provided the peace and tranquillity we longed for.*

*The abundant wildlife has been a joyful part of our daily lives; we've enjoyed watching foxes, badgers, deer, and various birds of prey, as well as countless garden birds. It's truly a hidden gem, in a quiet area that many haven't discovered.*

*One of the unique perks is being treated to the spectacular sight of the Red Arrows when they come to town, thanks to their base at Exeter Airport. Leaving this home will be an emotional farewell, as we hold countless cherished memories of family fun here.*

*We hope the next owners create as many beautiful memories here as we have.”\**

\* 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.











**First Floor:**

The first floor landing is bright and spacious, and provides access to 4 double bedroom, one with an en-suite bathroom and a family bath and shower room.

The master bedroom is another generously sized room with an abundance of built-in storage, offering both functionality and elegance. The rear facing window offers stunning far-reaching views.



There is also a fantastic en-suite bathroom with a shower enclosure and a free standing rolltop bath and built in storage, again with excellent views.

There are three further double bedrooms on the first floor and a large family bathroom with a separate shower enclosure, vanity unit, built in storage plus a storage cupboard at the end.



























### OUTSIDE:

To the front of the property there is a double garage and a single garage as well as a vast parking area, providing ample space for visitors, vehicles and storage.

The meticulously maintained grounds of approximately 2.9 acres enjoy a backdrop of rolling countryside and views of the estuary in the distance, which can be enjoyed from the large sun terrace, accessible from the conservatory and dining room.

A level area of lawn bordered by mature trees offers an ideal setting for a potential swimming pool or tennis court, while a hedged orchard with a variety of trees. Additionally, a charming walled garden is situated to the side of the property.









# INFORMATION

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## Area

The property is situated between Stoke Hill and Pinhoe in a rural yet extremely accessible location. Pinhoe is a charming suburb of Exeter, blending a rich history with modern conveniences. Nestled amidst picturesque countryside, it offers a peaceful residential atmosphere while being just a short distance from the vibrant city centre. Pinhoe boasts a variety of local amenities, including shops, schools, and parks, making it an ideal location for families and professionals alike. The area is well-connected by public transport, and a train station.

## Property Information

Mains electricity

Private bore hole with filtration plant and water softener housed in garage and septic tank drainage.

Council Tax Band G

Exeter City Council



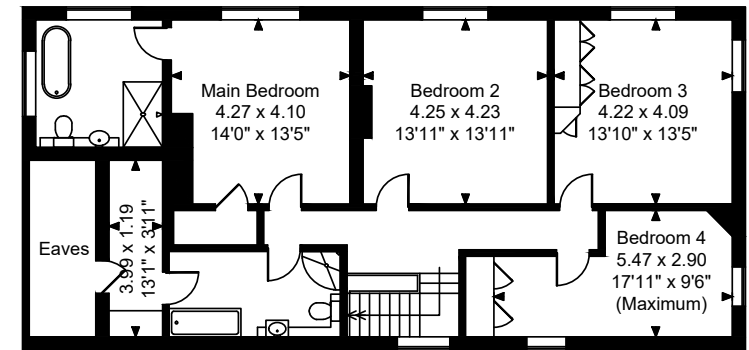
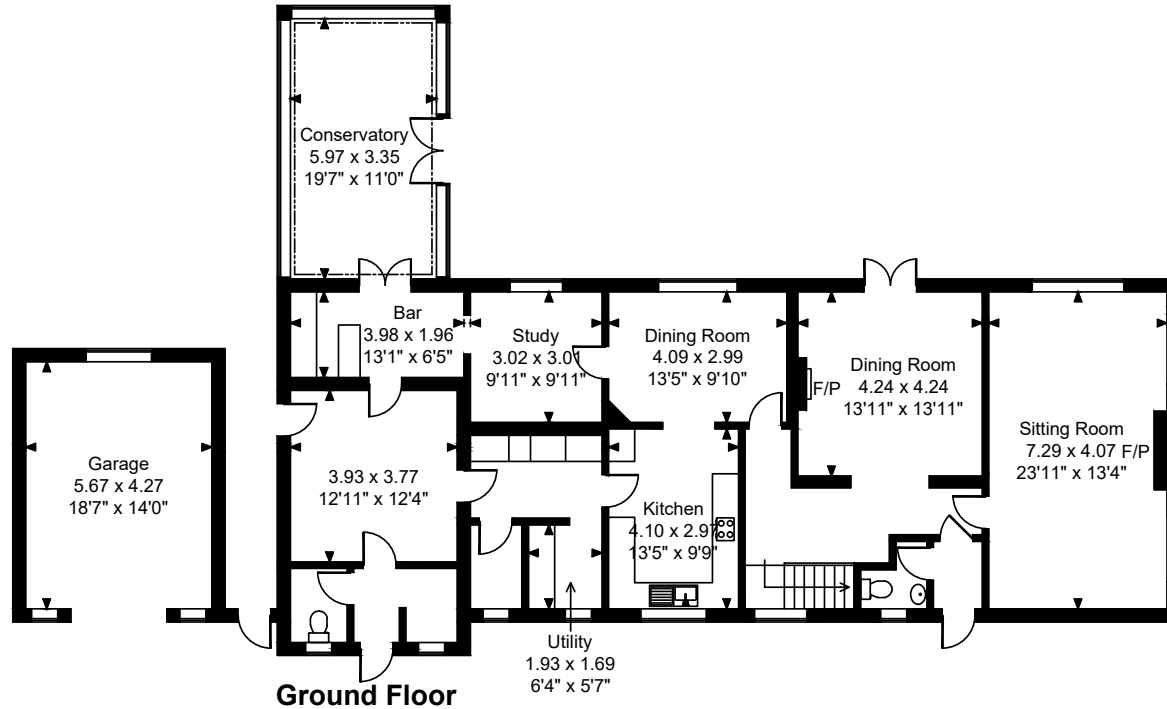
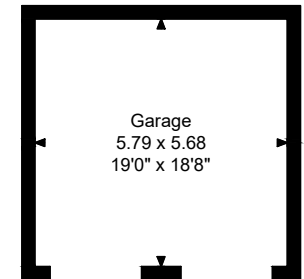
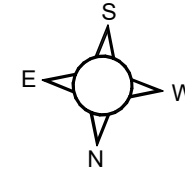
# Cheyngate House Cheyngate Lane, Exeter, Devon

Approximate Gross Internal Area

Main House = 2979 Sq Ft/277 Sq M

Garages = 615 Sq Ft/57 Sq M

Total = 3594 Sq Ft/334 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	47 E	
21-38	F		
1-20	G		







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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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