



Sunflowers  
Broadclyst | Exeter | Devon | EX5 3AE

# SUNFLOWERS

*Located in the sought after village of Broadclyst, this detached property features beautifully manicured level front and rear gardens, plus an adjacent paddock rented from the National Trust. The spacious accommodation also has the potential for multigenerational living.*







# KEY FEATURES

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## Inside:

Entering through a five bar gate, the long driveway flanked by neat lawns, mature trees, and shrubs. This gravelled driveway leads to a large parking area in front of the property and provides access to the integral garage.

The sizable entrance porch opens into the hallway which has stairs to the first floor and under stair storage.

The open-plan kitchen and dining room is thoughtfully designed for both convenience and entertaining. It boasts a breakfast bar for sociable cooking on the large gas range and enjoys lovely views of the garden through the adjoining conservatory. The kitchen also consists of an integrated dishwasher and ample built-in storage.

At the far end, French doors close off a 'snug' room, which is currently arranged as a study and features an internal window to the entrance porch. It also enjoys views out of the bay window to the beautiful front garden and fields beyond.

An inviting conservatory adjoins the kitchen, a perfect retreat for enjoying the sun while taking in picturesque views of the beautiful garden and its vibrant birdlife.

The spacious utility room features a convenient sink, plumbing for a washing machine, and additional storage options. There is also a downstairs cloakroom.

The spacious sitting room has French doors that open out onto the beautiful rear garden, creating a seamless flow for indoor/outdoor living. And when the weather turns cooler, the wood burner creates a perfect setting for cosy evenings.

A study/hobby room is a light and practical space with an airing cupboard benefitting from an integral light. It also has access to the integral garage.

One of the benefits of this property is that its current layout lends itself to being divided into separate accommodation as a secondary staircase leads to a great sized master bedroom with en-suite shower room. The spacious master bedroom enjoys beautiful views and natural light from its triple aspects.

The primary staircase enjoys natural light from a striking circular window at its summit and provides access to four further double bedrooms, three of which have built in wardrobes. There is also an en-suite shower room as well as a sizeable family bathroom with bath and shower over.













# SELLER INSIGHT

“Sunflowers has been our treasured family home for our large family and numerous pets for the last 19 years. We have lovingly renovated this property during our time here, with builders working hard for over a year to complete the transformation.

Our home is the heart of our extended family, as we often host Christmas in our open plan kitchen/dining room, with the French Doors to the study open and the table extended to increase the entertaining space. Food is close to hand in the open plan kitchen, making cooking a sociable experience and hosting easy.

Our large garden was expertly designed for our needs and remains beautifully maintained. The paddock has been a fantastic addition to our family life. Not only do we enjoy the lovely views it provides, but it has been the backdrop to many a party, family gatherings, and camping. Over the years we have also kept chickens, geese, and ducks.

We've enjoyed all that the local community has to offer, with a preschool, primary school and secondary school nearby, as well as fantastic local amenities, such as supermarkets, a post office and two pubs within walking distance. The Village Hall hosts many events, as well as a local tennis and bowls clubs, a social club and the Women's Institute. It has been such an ease living here, with a bus stop at the end of the drive and Exeter City and the beautiful Killerton Estate just moments away.

As we pass this special place on to new owners, we hope they find as much joy and connection 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.

















































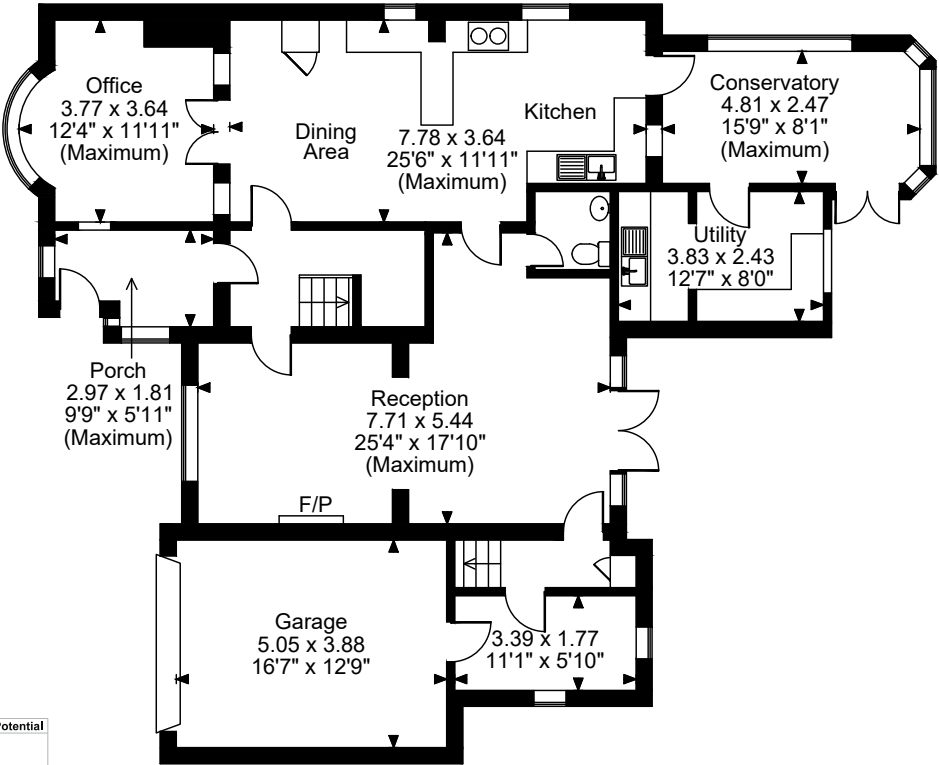
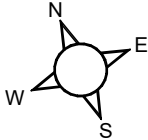
# AREA INFORMATION

Broadclyst is a charming village located in Devon, known for its rich history and picturesque countryside. Just a few miles from Exeter, it features a blend of traditional and modern amenities, including local shops, pubs, and Ofsted rated outstanding schools. The area is surrounded by beautiful landscapes, making it ideal for walking and outdoor activities. Broadclyst also hosts a variety of community events.

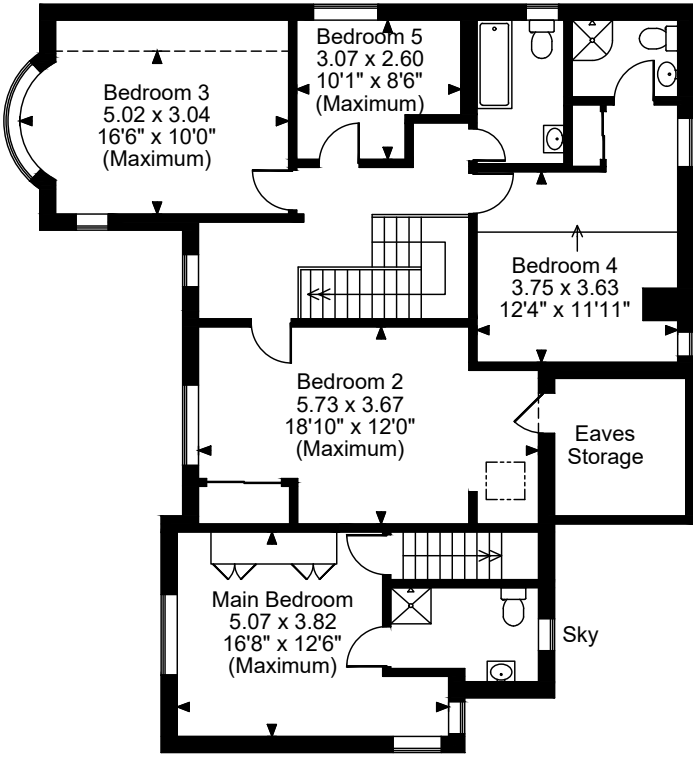


Services:  
Mains gas, water, electricity and private drainage  
Local Authority: East Devon District Council  
Council tax band: F

Sunflowers, Broadclyst, Exeter, Devon  
Approximate Gross Internal Area  
Main House = 2480 Sq Ft/230 Sq M  
Garage = 211 Sq Ft/20 Sq M  
Total = 2691 Sq Ft/250 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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