



# 1 Castlands, Newton St. Cyres

Guide Price £265,000

**HELMORES**  
SINCE 1699

# 1 Castlands

Newton St. Cyres, Exeter EX5 5AA

- Charming 2 bed Cottage
- Garage and Parking
- 100' Garden
- Outside Storage Sheds
- Inglenook Fireplace with Multifuel Stove
- 2 Double Bedrooms

The owners enter the property on a day to day basis from the back door that leads down from the parking area into the kitchen. The kitchen boasts a 5 ring gas hob (mains gas) with a double oven, integrated fridge and dishwasher, room for a washing machine and more than adequate units and shelving. There is room for a table in the kitchen if desired. There is a hatchway and door into the cosy lounge, with original brick inglenook fireplace with a multifuel woodburning stove, the flooring is quality oak effect vinyl. There is also night storage heaters in the property but the woodburner when lit heats the whole cottage adequately. A large understairs cupboard with electric and lights hosts the current owners freezer and tumble dryer and still has space for plenty of other storage. Stairs lead up to two good sized double bedrooms, one with a recessed wardrobe space and both with plenty of room for extra furniture.





The bathroom has a modern vanity unit with WC, bath with shower over and a glass screen. The cottage is mostly double glazed with just a landing and bathroom window still single glazed.

Outside there is a garage with a parking space in front, (extra parking is available). There is a log store close to the back door and also a good sized covered area and store at the entrance to the garden. The detached garden just a short walk from the back of the property has a 12'x12' garden room with decking area in front, perfect for summer entertaining. The well enclosed garden boasts fruit trees, shrubs and it's a perfect enclosed space for pets.

Agents Notes: This property is located adjacent to the A377

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2023/24 - £1,752.48

Utilities: Mains electric, gas, water, telephone & Broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Multifuel woodburning stove and electric night storage heaters

Listed: No

Tenure: Freehold



**NEWTON ST CYRES**, between Exeter and Crediton is widely regarded as one of Devon's finest villages, with a gentle stream running through the middle under its ancient stone bridge, alongside the wonderful 15th Century church built in honour of the martyr St Cyres, there are few places which match this tranquil setting. Numerous circular walks of 1.25 to 7.2 miles are on hand and a visit to the beautiful 9 acre arboretum is a must. The new primary school is a fantastic addition & no village is complete without a pub and Newton St Cyres does not disappoint with the atmospheric Beer Engine, a popular watering hole on the Rail Ale Trail, a tour of pubs near stations along the Tarka Line railway between Exeter and Barnstaple. The recently opened Belluno Italian Restaurant is also one to visit and cheese lovers can indulge themselves at Quicke's Farm shop, based half a mile west along the A377, the main road to North Devon. These outstanding features are supplemented by that iconic symbol of the English village, the cricket pitch. The crack of leather on willow fills the air when the village team play in the summer months. Footballers don't miss out either - there are two well-maintained pitches, home to Newton St Cyres FC.



#### DIRECTIONS

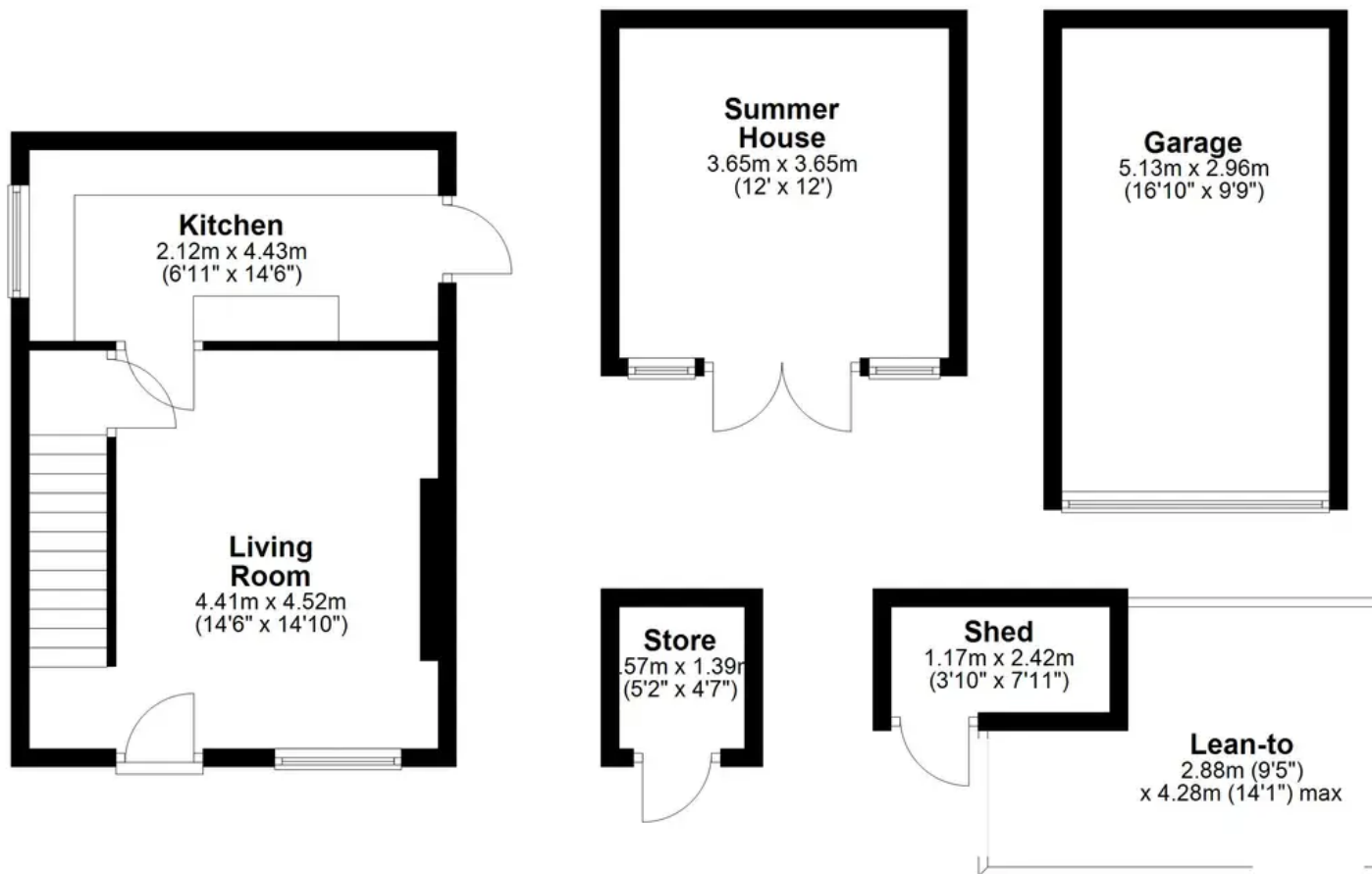
From Crediton High Street, travel in an Easterly direction towards Exeter, once through Newton St Cyres, 1 Castlands can be found 500m out of the village on the right, please park up the lane in front of the either of the first two garages that you come to and the agent will meet you there.

What3Words: ///multiples.alienated.variety



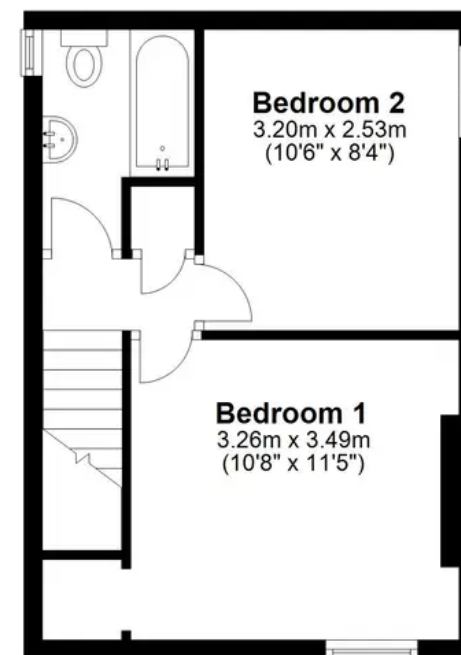
## Ground Floor

Approx. 67.5 sq. metres (726.8 sq. feet)



## First Floor

Approx. 29.4 sq. metres (316.9 sq. feet)



Total area: approx. 97.0 sq. metres (1043.7 sq. feet)

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