



Coburg Cottage, Pump Street, Newton St. Cyres, EX5 5BY

Guide Price £655,000

Coburg Cottage, Pump Street

Newton St. Cyres, Exeter

- Gorgeous thatched home
- Central yet private village location
- School, pub and public transport nearby
- Four bedrooms plus study/snug
- Master ensuite
- Kitchen / dining opening onto terrace
- Full of character and quality finishes
- Large mature south facing gardens
- Double garage and ample driveway parking
- Only ten minutes from Exeter or Crediton

Found in the heart of one of Mid Devon's most sought-after villages, Coburg Cottage offers the very best of village life. Newton St Cyres is a thriving community with its welcoming pub, Italian restaurant, village primary school, church, and regular bus and train services linking you effortlessly with Exeter, Crediton and beyond. It's a place where life moves at a gentler pace, with glorious countryside all around, yet the convenience of the city only minutes away.

Set within over a third of an acre of sprawling private gardens, this gorgeous Grade II listed home captures the essence of Devon living. Beautifully renovated and extended over time, it balances warmth and character with modern comfort, creating a family home that is both practical and enchanting.





From the moment you step inside, there's an unmistakable sense of history – exposed beams, thick stone walls, and a magnificent inglenook fireplace with woodburning stove – yet the spaces flow easily for contemporary family life and it's all been completed to a high standard.

The kitchen and dining room is the real heart of the home, a bright and welcoming space with French doors opening onto the terrace and overlooking the garden and taking in some stunning views. It's the kind of room where you can imagine relaxed family dinners and Sunday roasts, or gathering friends around the table after a busy week. Across the hall, the large living room feels both spacious and cosy, with three large windows and that wonderful fireplace at its centre. There's room for another dining table if desired too. A further reception room at the rear offers flexibility, perfect as a snug, home office or playroom, and opens onto a sheltered courtyard. As one would expect from a home like this, there's also a WC and cloakroom area to the ground floor and bespoke built in storage to keep things ordered.

Upstairs, four generous double bedrooms provide plenty of space and offer flexibility. The dual-aspect master suite takes in far-reaching countryside views and has its own en-suite shower room, while the other bedrooms are equally inviting, each enjoying outlooks over the gardens and fields beyond. A stylish family bathroom with roll-top bath completes the first floor, perfect for a long soak at the end of the day.

The gardens are a true delight. Extending to just over a third of an acre, they combine formal lawns and borders with more natural areas to explore. A pergola-covered terrace (south facing) is the ideal spot for summer dining while watching the sunset, and the sheltered courtyard offers another option for al fresco meals.



Mature trees and winding paths give the grounds a sense of discovery, with space for children to play or for adults to enjoy a moment of peace. Practicality hasn't been forgotten either, with a paved parking and turning area with room for numerous vehicles and a detached double garage. and turning area with room for numerous vehicles and a detached double garage.

Coburg Cottage isn't simply a house, but a lifestyle – a home with history, community, and countryside meet, and where new owners can settle into a village that offers as much warmth as the cottage itself.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band F – Mid Devon

Approx Age: Approx 1800's

Construction Notes: Cob and thatched

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

Drainage: Mains

Heating: Gas fired central heating

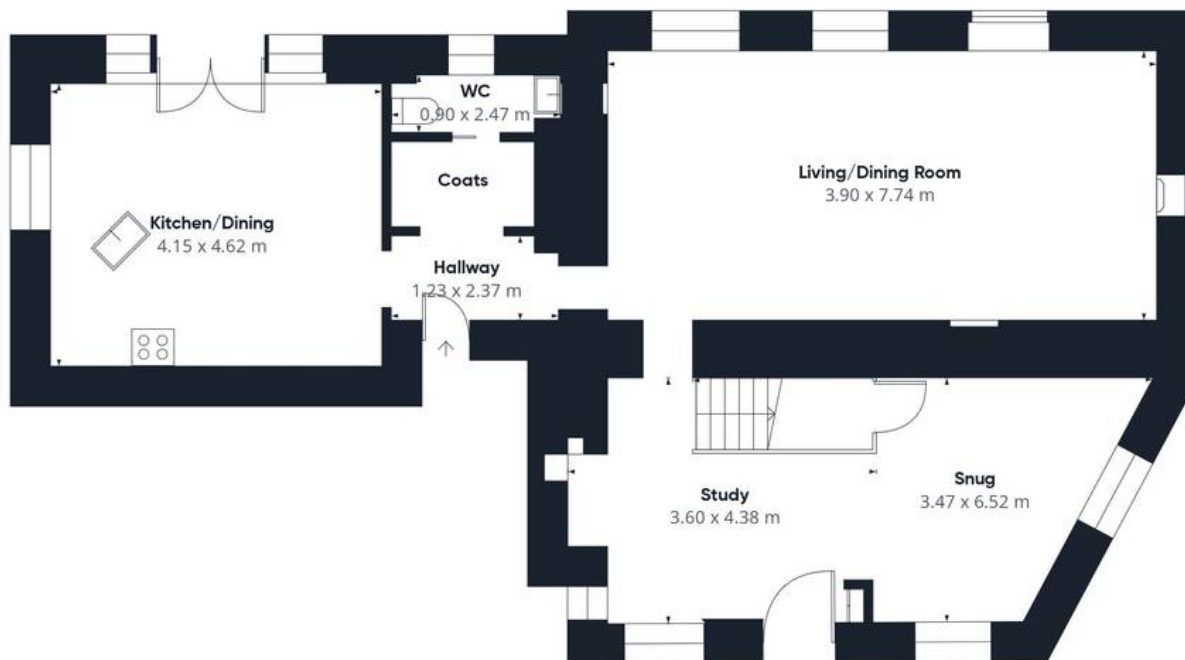
Listed: Yes Grade II

Conservation Area: Yes

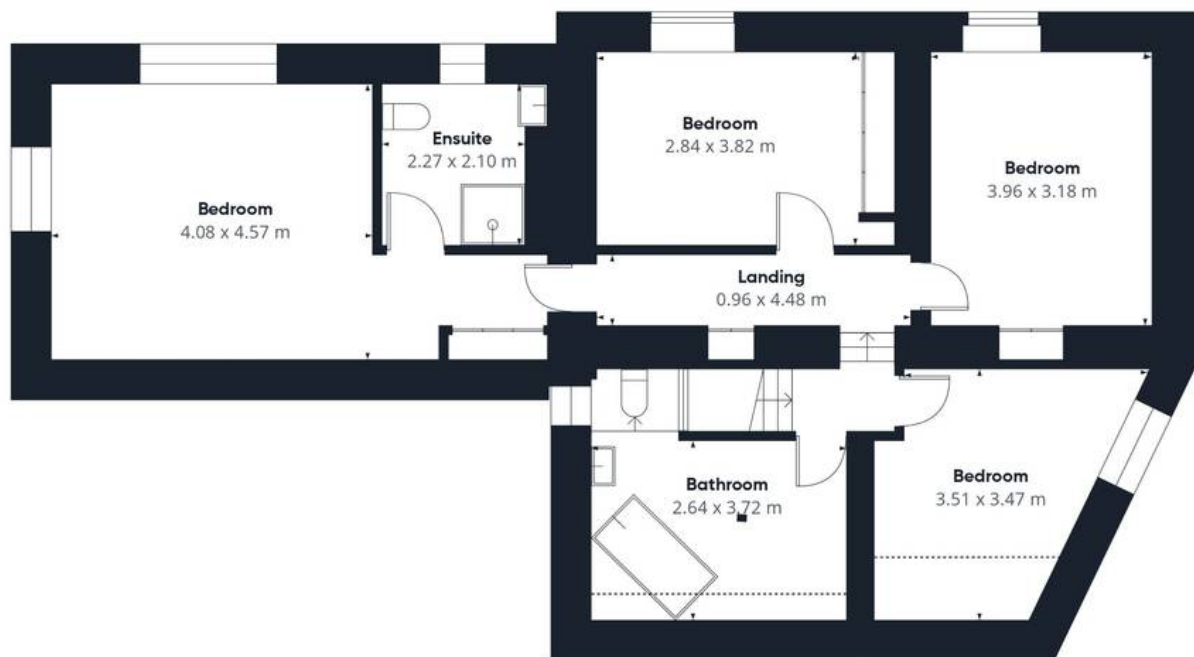
Tenure: Freehold

DIRECTIONS : For sat-nav use EX5 5BY and the What3Words address is [///sprouting.friction.install](https://www.what3words.com/sprouting.friction.install)





Floor 0



Floor 1

Approximate total area⁽¹⁾

165.7 m²

Reduced headroom

3.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.