



T H E O L D D O W E R H O U S E



The Old Dower House

Newton St. Cyres, Exeter, Devon EX5 5AE

Central Exeter 3.5 miles • M5 (J29 and J31) 6.5 miles • Mainline station 3 miles

An impressive Grade II listed 5-bedroom family home set in 3.7 acres, enjoying far-reaching countryside views, just 3.5 miles from the city centre

- Substantial house with interconnecting wing that can be used as a self-contained annexe
- Superb kitchen with separate dining and breakfast rooms
 - 3 well-proportioned reception rooms
 - 5 double bedrooms
- Private grounds and orchard totalling 3.7 acres
 - Large workshop
 - Freehold
- Council Tax Band G

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Situation

Half Moon lies along the A377, the main road between Exeter and Crediton, just under a mile from the village of Newton St. Cyres. Newton St. Cyres has a range of local amenities, including pub, Italian restaurant, primary school and social clubs, along with a railway station providing services to Exeter and Barnstaple. Exeter, the regional capital of the South West, boasts great business facilities together with restaurants, cafés and wine bars. The city is well served with a good range of leisure and cultural amenities, including substantial shopping facilities.

Communication links are good, with the M5 accessible at Exeter providing links to the A38 to Plymouth, or the A30 to Cornwall to the south, and Bristol and London to the north and east. There are regular rail services to central London from Exeter in just over 2 hours. Exeter International Airport provides a number of domestic and international flights.

Description

The Old Dower House is a substantial Grade II listed thatched residence thought to date back at least 400 years. Extending to 3.7 acres, the property sits centrally within the grounds enjoying private secluded surroundings. The house offers flexible accommodation arranged over two floors with two bedrooms in an interconnecting wing that can be used as a self-contained annexe, accessed both from the main home on both floors and a separate entrance, for multi-generational living. Well-presented throughout, many original features have been retained, including French picture windows, feature fireplaces and oak beams.

Accommodation

The south-facing historic property has an elegant entrance hall leading to the inner hall with doors to the well-proportioned reception rooms and kitchen. The beautiful dual aspect drawing room has two sets of French doors, striking wooden flooring and feature fireplace. The adjacent family room benefits from exposed wooden beams, brick hearth fireplace and two large windows and window seats. The tastefully designed open plan kitchen is fitted with matching wooden wall and base units an integrated fridge, integrated double oven, microwave and separate 4-ring hob with extractor fan over. Adjoining the kitchen is a large dining room with a bright breakfast room beyond, both have exposed beams and brick fireplaces. The ground floor is supported by some excellent service rooms, including pantry, boiler room, cloakroom and utility with further storage, sink, plumbing for laundry appliances and a rear entrance. Beyond the dining room is a door opening through to the self-contained annexe with its own living room, kitchen, shower room and staircase to the first floor.





To the first floor, there are three sizeable bedrooms with pleasant views over the expansive gardens and countryside beyond. The principal suite has classic picture windows and has an en suite bathroom with walk-in shower cubicle, low level WC and pedestal wash hand basin. There are two further bedrooms to the front, which are serviced by the family bathroom with its bath, low level WC and wash hand basin. There are three storage rooms and a dressing room. In the annexe there are two further bedrooms, one of which has fitted wardrobes. There is central heating throughout the property and underfloor heating in all bathrooms and kitchens.

Outside

The gardens and grounds are a particular feature of the property and are split into various areas. Approached along the A377, a private drive flanked by well-maintained lawns leads to the house and provides off-road parking for several cars. Adjacent to the road is a mature hedge and tree boundary providing privacy and screening. The property sits in 3.7 acres of grounds, including lawned areas surrounded by mature trees and shrubs creating secluded grounds and meandering pathways through areas of woodland creating beautiful circular walks, along with a separate orchard. There are various outbuildings, including a large workshop, old greenhouse, summer house, old apple store, wood store and garden implement store. The workshop has a service door in the main double doors, mezzanine floor, inspection pit and multiple electric points.

Services

Mains water, drainage, electricity and gas. Private drainage.

Directions

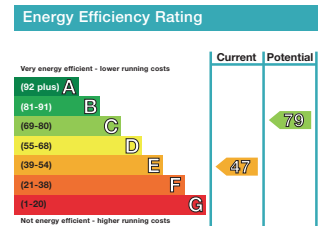
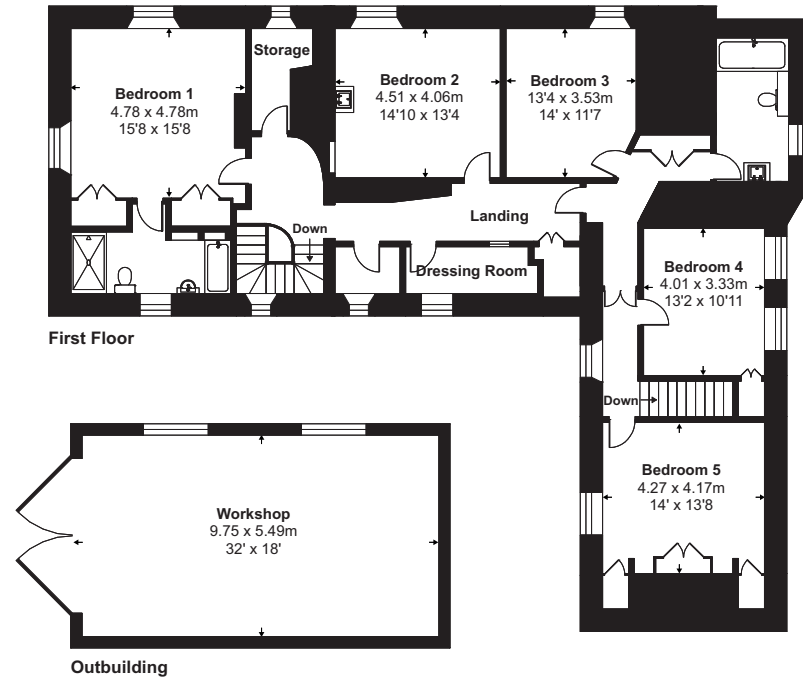
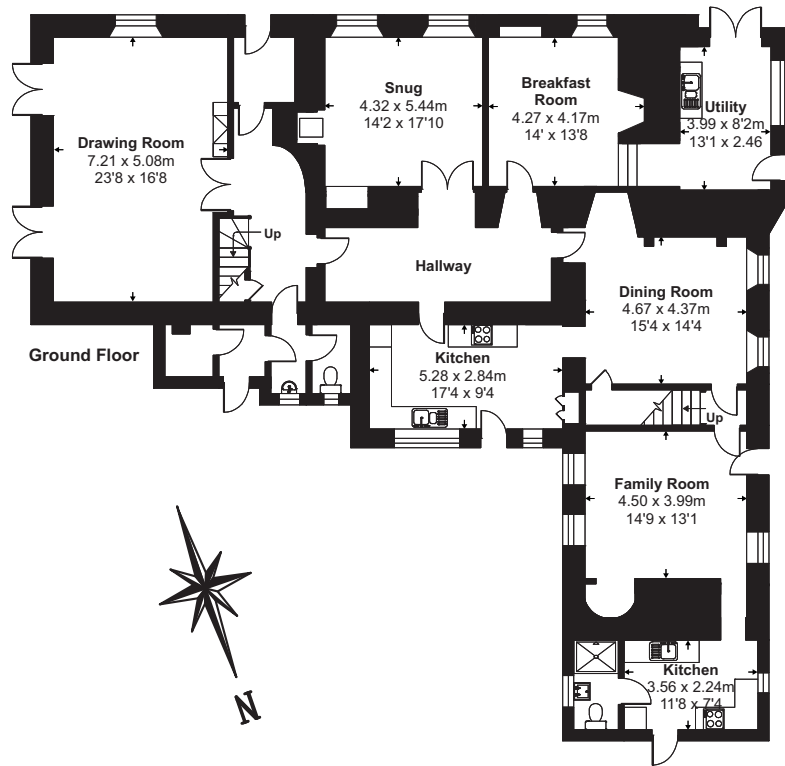
From Exeter proceed north to Cowley Bridge roundabout taking the A377 towards Crediton. Proceed for just under one and a half miles, shortly after the right signposted Langford and Shute, turn into the layby on the left. Towards the far end of the layby turn into the second entrance/driveway, the first is to Hanlons Brewery, identified by a Stags for sale board.

Disclaimer

These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 4321 sq ft / 401.4 sq m
 Outbuilding = 576 sq ft / 53.5 sq m
 Total = 4897 sq ft / 454.9 sq m
 For identification only - Not to scale



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