



Forches Head Cottage



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Broadclyst, Exeter, EX5 3BY

Broadclyst 1 mile. Exeter 5 miles. Cullompton 7 miles. Exeter Airport 3 miles.

A versatile detached rural cottage providing flexible accommodation for multi-generational living, along with useful outbuildings and level mature gardens extending to 0.3 acres

- Flexible accommodation
- 2 Reception rooms
- Useful outbuildings
- In total 0.3 acres
- EPC E
- Kitchen & scullery
- 3 En suite bedrooms
- Off road parking & garage
- CTB House D and Annexe A
- Leasehold

Guide Price £450,000

SITUATION

Broadclyst is a conveniently situated village, within an easy commute of Exeter, with an active community and an excellent range of amenities and day to day facilities, including churches, pubs, Post Office and stores, well-regarded primary school as well as Clyst Vale Community College secondary school. Both Killerton House and Ashclyst Forest, which are owned by the National Trust, are located nearby and offer wonderful recreational areas for riding, cycling and walking.

The cathedral city of Exeter offers many cultural attractions as well as comprehensive educational facilities, including private schools, sixth form college and university (a member of the Russell Group). The nearby B3181 offers swift access to Junction 29 (Exeter) of the M5 and the A30 (Exeter), providing easy access to the rest of the country, including London and Bristol to the north and east and Cornwall to the south. There are regular rail services to London Paddington from Exeter St David's and to London Waterloo from Whimple. Exeter Airport provides a number of domestic and international flights.

DESCRIPTION

Forches Head Cottage is set along the country lane, under a mile from the village, with views across the surrounding countryside. The cottage is very versatile with accommodation extending to just over 1,750 sq. ft. There is plenty of scope for a new owner to continue to add their own mark subject to the necessary consents. Part of the accommodation could be used independently for accommodating extended family, if required.



The property in total extends to 0.3 acres with private level gardens extending to the west, including a garage, useful garden outbuilding and a former poultry shed.

ACCOMMODATION

Approached from the parking area, the entrance porch leads to an inner hall with door to cloakroom. The spacious double aspect kitchen has plenty of space for a dining table with an extensive range of wall and base units and appliances. Beyond here is the utility providing space for laundry appliances. There are two good size reception rooms. The double aspect sitting room includes a fireplace with wood burner and one of the two staircases to the first floor, whilst in the family room is the second staircase to the first floor and external door to the front. From here a door opens to the scullery, fitted with units and appliances, although could be used as a further reception room or hobby room.

To the first floor are three double bedrooms all benefiting from en suites. Two of the bedrooms are accessed from the main staircase. The principal bedroom overlooks the garden and surrounding countryside and includes an en suite bathroom with separate shower, whilst the second bedroom is to the front of the house and includes an en suite shower room. The third bedroom is accessed from the second staircase and includes an en suite bathroom.

OUTSIDE

A gravel drive provides plenty of space for parking and a turning area with garage beyond. Predominantly laid to lawn, the gardens extend to the west with a combination of post and rail and mature hedge boundaries.

There are three outbuildings. The garage includes both an up and over door and pedestrian side door. There is a separate cladded outbuilding, which is divided into two separate rooms, plus a storage cupboard and cloakroom. To the far end of the garden is a former poultry shed, which is currently used for storage. The buildings offer further potential, subject to gaining the necessary consents.

AGENTS NOTE

The cladded outbuilding does not have permission to be used as an independent unit of accommodation and is the responsibility of the leaseholders. The National Trust reserves the right to request the structure is removed from site, all services removed from site and the site returned to garden land at the end of the lease (however it may end).

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

TENURE

Leasehold property. The cottage is held on a National Trust Lease with 99 years from 23rd August 2005. This is subject to amendment and modification by negotiation with a prospective purchaser and is available upon request.

DIRECTIONS

From Exeter head north along the B3181 towards Broadclyst. Before the village take the right turn sign posted Dog Village. Bear left on the bend by the school, into Woodbury View, and continue along this road passing The New Inn. The property will be found on the left hand side and identified by a Stags for sale board.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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