



Rose Cottage



# Rose Cottage Half

Newton St. Cyres, Exeter, Devon EX5 5AA

Newton St. Cyres 1 mile. Crediton 3.5miles. Central Exeter 4 miles.

**A beautiful Grade II listed thatched cottage with spacious gardens, outbuilding and garage**

- Easy access to central Exeter
- Local amenities nearby
- Views over adjoining farmland
- Recently fitted kitchen
- Large dining/sitting room
- 3 bedrooms (principal en-suite)
- Spacious gardens
- EPC - E
- Council Tax - D
- Freehold

Guide Price £360,000

## 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

Rose Cottage is a Grade II listed character cottage that has been retained, including exposed beams and inglenook fireplaces.

The porch leads through to the reception room with central staircase providing a divide to make separate sitting and dining areas. The sitting area includes an inglenook brick fireplace housing a central electric fireplace and window seat, whilst the dining area opens through to the double aspect kitchen. Recently replaced, the kitchen includes a range of shaker style units, oak work surfaces and tiled splashback. Two steps lead to the utility with a further range of units and door opening to the conservatory with double doors to the garden and enjoying far-reaching views. A door leads to the triple aspect principal bedroom with en-suite shower room and double doors to the garden. To the first floor is the landing with airing cupboard, a good size double bedroom, a further bedroom and family bathroom.

Accessed along the A377, a gravel drive leads to the parking area. Adjacent to the road is a variety of mature hedges providing excellent privacy and screening. From the parking area, three steps lead to a level area of lawn. Adjoining the conservatory is a patio with path leading to a further garden with lawn, patio, mature shrubs and pedestrian gate opening to the front. Outbuilding with exposed stone. Situated in a block approached via a small lane opposite the cottage is the garage.

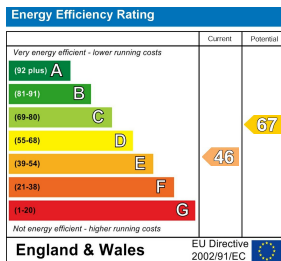
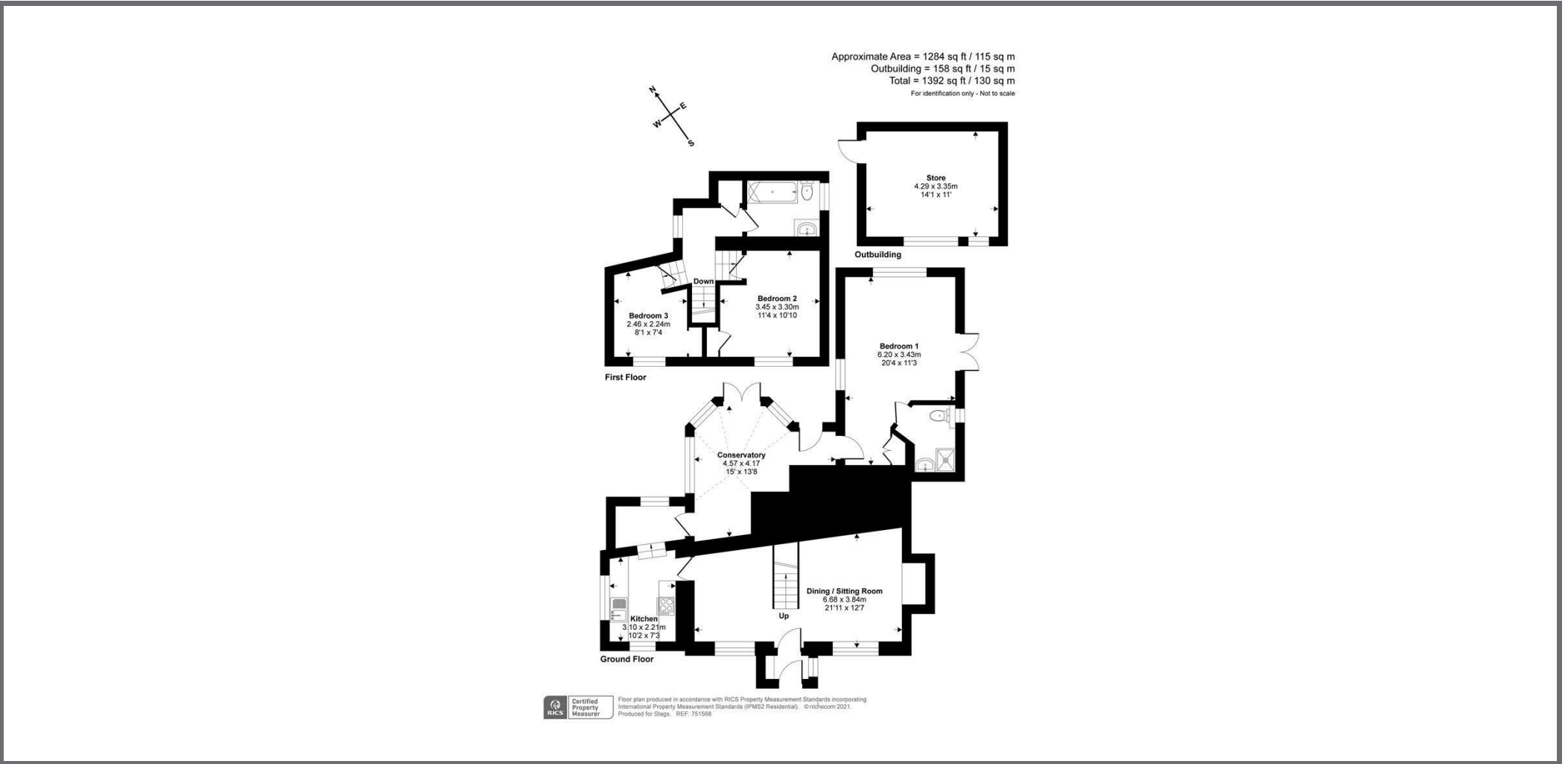
## SERVICES

Mains electricity, gas, water and drainage.

## DIRECTIONS

From Exeter take the A377 at Cowley Bridge roundabout signposted Crediton. After 1.8 miles the property will be found on the right identified by a Stags for sale board.





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