



Pinbrook Barns

Pinbrook Barns, Cheynegate Lane, Exeter, EX4 9HZ



Exeter City Centre 3.0 miles, Exeter St Davids Train Station 3.5 Miles.

A wonderful opportunity to purchase an equestrian property including a 4-bedroom detached barn conversion with stables and outbuildings, sand menage and paddocks and woodland extending to 5.5 acres situated on the eastern edge of the city in a charming semi-rural location yet only minutes from the centre of Exeter and facilities.

- Extensive grounds extending to 5.5 acres including woodland
- Sand menage and wire fenced paddocks suitable for horses or ponies.
- Detached former Linhay housing 3 stables, a tack room and store
- Large driveway providing ample parking
- Charming semi-rural location yet less than 2 miles into the centre of Exeter
- Close to Pinhoe train station on the Waterloo Line.
- No onward chain
- EPC - C
- CTB- F
- Freehold

SITUATION

The property is located to the North East of the city centre close to Pinhoe, less than 1 mile to the shops and only 1 mile to Morrisons Supermarket at the bottom of a quiet lane. The cathedral and university city of Exeter, situated on the River Exe, affords excellent facilities including a selection of theatre, cinema, museum, football and rugby clubs, leisure centres, private and state schooling, shopping and excellent dining. Exeter has two mainline railway stations on the London Paddington and Waterloo lines.

DESCRIPTION

Located on the Eastern edge of the city in Pinhoe, just off a quiet lane is this charming Grade II Listed barn conversion, originally outbuildings for an impressive Georgian farmhouse, Pinbrook House and converted in 1996 into a spacious 4 bedroom detached family home. A huge benefit, and quite unique for this part of Exeter is the grounds and location which have a very rural feel and extends to nearly 6 acres including outbuildings and stables, yet is only a short drive into the centre, amenities and onto the M5.

From the driveway, steps lead into a spacious entrance hall with stairs rising to the first floor and doors to a storage cupboard and into a downstairs cloakroom. There is a large sitting room with a number of windows looking to the front, and a fabulous open plan kitchen/dining room, again with large windows to the front and fitted with a range of integral appliances. Leading off from the kitchen is a very useful utility room with a sink and door to the outside, ideal for coming into the house with a muddy dog.

Upstairs, the house benefits from 4 good sized bedrooms, the main bedroom has a large window looking over the grounds, the benefit of an ensuite and fitted cupboards and there is a family bathroom.

OUTSIDE

The grounds to the property are extensive, and extend to approximately 5.5 acres. To the front of the house is a large block paved driveway providing parking for a number of cars, as well as storage for a boat/trailer. Conveniently placed opposite is an oak framed linhay, originally designed to house cows on the ground floor with winter fodder storage above, the original feeding troughs for the cows are still in place. Three stables have now been converted to provide 2.4m headroom suitable for horses. along with a tack room room and store/foaling box, with water and electricity. Above in the eaves is a very useful storage area running the length of the building.

At the other end of the driveway, a gate gives access to a sand menage measuring 40 x 20m and suitable for training horses. Beyond the grounds extend to three fields divided by the Pinbrook and an area of woodland where there is an abundance of wildlife with the fields being wire fenced suitable for horses or ponies. Above the stables is a very useful boarded storage area ideal for hobbies or for keeping hay.

DIRECTIONS

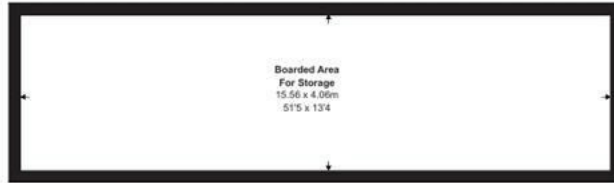
From the centre of Exeter, out of the City along Prince Charles Road, and at the roundabout by Morrisons bear left onto Calthorpe Road. Follow this road onto Beacon Lane, continue down the hill through the traffic calming area, and take the next left onto Cheynegate Lane and then first left again in to the driveway for the Barn. Follow this lane to the end and the house is on the left hand side. What 3 Words - ///sample.stove.looked

Guide Price £850,000

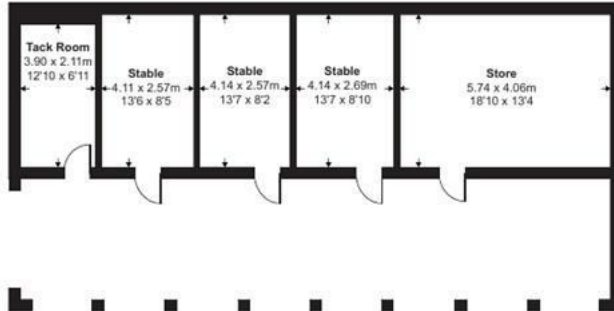


Approximate Area = 1992 sq ft / 185.1 sq m
 Outbuilding = 1995 sq ft / 185.3 sq m
 Limited Use Area(s) = 183 sq ft / 17 sq m
 Total = 4170 sq ft / 387.3 sq m

For identification only - Not to scale

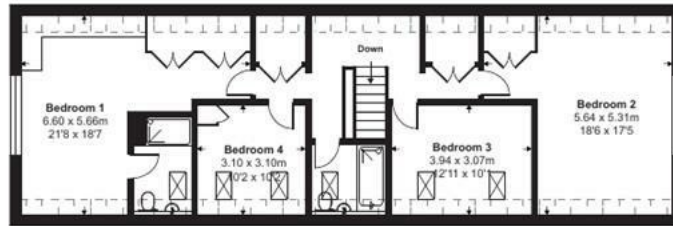
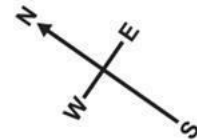


Outbuilding - First Floor

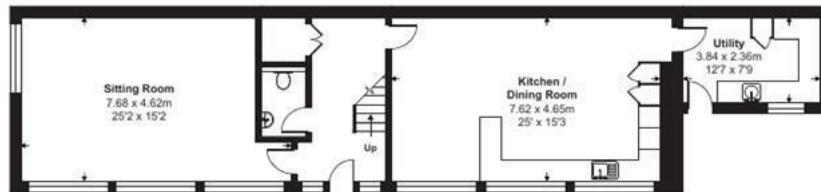


Outbuilding - Ground Floor

Denotes restricted head height



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1093839

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| <small>(Not eligible for 'lower' energy costs)</small> | | | |
| (92-101) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 80 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <small>(Not energy efficient - higher energy costs)</small> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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