



Orchard House



Orchard House 84

Ide, Exeter, Devon, EX2 9RW

Access to the M5 motorway and A38 (via A30) 3 miles; John Lewis (Central Exeter) 3.5 miles.

A spacious family home extending to in excess of 2,100 sq ft with parking, garaging and beautiful garden, on the edge of sought-after village

- Sought-after village
- Spacious kitchen/dining/family room
- 5 bedrooms (2 en-suite)
- Double garage
- Freehold
- Nearby amenities
- Sitting room with wood burner
- South-westerly facing garden
- Plenty of off-road parking
- Council tax band F

Guide Price £800,000

SITUATION

Ide is a picturesque village just two miles south west of Exeter, with easy access to the city, the A30 and the M5 motorway. The beautiful setting of Ide offers a wide range of properties from striking, architect-designed homes through to charming period thatched cottages, surrounded by active farmland. The strong and favoured community is a draw for all ages, providing community shops and groups, two pubs and primary school. The university and cathedral city of Exeter (5 miles) provides a wide range of facilities befitting a centre of its importance including excellent dining, shopping, theatre, recreational and sporting pursuits. Exeter has mainline railway stations to Waterloo and Paddington and Exeter international airport. There is excellent access to the A38 with the A30 and M5 also within easy reach.

DESCRIPTION

Orchard House is an exceptional family home, occupying a slightly elevated position on the edge of the village, yet within an easy walk of all amenities, with views over Ide Community Orchard. The property has recently undergone a comprehensive refurbishment, and now incorporates contemporary design and modern family life. Recent attributes include a stylish kitchen and superb bathroom suites, along with loft conversion. Outside there is plenty of parking, a detached double garage, area of lawn and spacious patio.



ACCOMMODATION

There is a covered entrance porch opening into the reception hall, with stairs to first floor and Karndean herringbone flooring, which continues through the ground floor apart from the sitting room. The kitchen/dining/family room runs the length of the westerly elevation and has been thoughtfully designed with natural divides, whilst still providing the benefits of open plan and modern family living with glazed double doors opening seamlessly to the outside dining space. The stylish kitchen is well-equipped with a central island and appliances, including oven, combination oven microwave, induction hob and dishwasher. The dining area includes fitted shelving. There is a superb double aspect sitting room, approached from both the reception hall and double doors from the family room, with a wood burner on a slate hearth. Completing the ground floor is the cloakroom and utility/boot room fitted with a further range of units, sink and space for laundry appliances.

A turning staircase leads to the first floor where there are four beautifully presented bedrooms all benefitting from large windows providing plenty of natural light. The spacious double aspect principal suite includes an en suite shower room, with a large walk-in rainfall shower. The fourth bedroom is currently used as a dressing room. There is a well-presented family bathroom including a stand-alone bath and separate shower. A further staircase leads to the second floor, comprising guest bedroom with Velux windows and an en suite shower room. There is also a spacious storage cupboard.

OUTSIDE

Approached to the front by a gently sloping driveway which provides ample parking and detached double garage beyond. The garage has twin up and over doors, window to side and rear pedestrian door to the side, along with power and light connected. There is a gate to the far side opening to a small gravelled yard area and pathway around to the rear garden. The garden wraps around the south westerly elevation with an extensive paved level patio area, which has some attractive shrub borders, providing a perfect location for relaxing and enjoying the sunshine. From here the patio links to the rear garden, which is predominantly laid to lawn, with a raised area, which is a remnant of the old railway from many years ago. The boundaries are a combination of timber fencing and mature hedging.

SERVICES

All mains services are connected. Gas-fired central heating.

DIRECTIONS

From Exeter proceed southwards on the A377/Alphington Road. At the A30 roundabout take the 2nd exit signposted to Ide. Continue on the A377 turning left into the village of Ide. Continue up the High Street, going straight across at the small roundabout where the property is located after a short distance on the right.



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.



Approximate Area = 2183 sq ft / 202.8 sq m
 Garage = 283 sq ft / 26.2 sq m
 Total = 2466 sq ft / 229 sq m
 For identification only - Not to scale

Garage
5.11 x 5.08m
16'9" x 16'8"

Bedroom 5
3.86 x 3.07m
12'8" x 10'1"

Second Floor

Kitchen/Dining/
Family Room
10.11 x 7.04m
33'2" x 23'1"

Sitting Room
6.05 x 4.01m
19'10" x 13'2"

Utility/Boot Room
3.10 x 1.88m
10'2" x 6'2"

Ground Floor

Bedroom 1
5.99 x 3.96m
19'8" x 13'

Bedroom 2
4.70 x 3.10m
15'5" x 10'2"

Bedroom 3
4.14 x 3.12m
13'7" x 10'3"

Bedroom 4
4.01 x 2.95m
13'2" x 9'8"

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2023. Produced for Stags. REF: 1051591



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	79
England & Wales		EU Directive 2002/91/EC	

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