



7, The Paddock,



# 7, The Paddock,

Whimble, Exeter, EX5 2NP

A charming and surprisingly spacious period home located on the edge of this popular East Devon village with lovely gardens, parking and garage.

- Charming period home forming one half of a former coaching Inn
- Surprisingly large and well laid out gardens
- On the edge of a popular village and only 8 miles to the M5
- Council Tax Band - E
- Spacious well presented accommodation
- Off road parking and double garage
- 3 Large bedrooms with master en-suite
- Freehold

Guide Price £525,000

## SITUATION

The Paddock in an attractive development in the grounds of a former coaching Inn, with this property forming one half of the Inn. The property is located on the edge of the popular village of Whimble, which offers a primary school, church, village shop and pubs and has a railway connection from the village on the Waterloo line. The historic town of Ottery St Mary lies three miles east with good range of facilities including shops, a supermarket, doctor's surgery, banks, schools and sports centre. Exeter is approximately 12 miles distant via the A30, as is Exeter International Airport and J.29 of the M5 (approximately 8 miles).

## DESCRIPTION

7 The Paddock is a lovely family home with an interesting history presented in good condition throughout. Originally a coaching Inn for travellers, the former pub has been converted into two attractive semi detached houses with number 7 retaining a number of period features including the attractive and original covered entrance and high ceilings. On the ground floor are two reception rooms including a splendid sitting room with an attractive fire place housing a wood burner and a separate dining room. There is a lovely country style kitchen/breakfast room with a Range cooker and granite work tops and a useful utility room. On the first floor the house has 3 double bedrooms, with the master having an en-suite, and a family bathroom.



## ACCOMMODATION

From the driveway, a path leads to the front door which opens into a spacious entrance hall with a downstairs cloakroom and stairs rising to the first floor. To the left is a door into the kitchen and straight ahead a door leads into the sitting room. Measuring just over 19ft across, the sitting room is a fantastic living space with two windows looking to the front and a wood burner set in an attractive hearth with wooden beam over. French doors lead into the kitchen and into the dining room which has access to the garden via the original main door to the building, a lovely feature with a brick built entrance porch with seating area. The kitchen is fitted with a wood fronted range of base, wall and drawer units with a granite work top over and a Range cooker. A door leads to a useful utility room and from here, a door into the side garden.

On the first floor from the landing doors lead to 3 good sized bedrooms, the master having an en-suite shower room and windows to the front garden and there is a family bathroom.

## GARDENS

A particular feature of the house are the gardens which are surprisingly large and offer a number of different areas to enjoy. At the front from the driveway a path leads across a lawn to the front door with a timber garden room with power and light. To the rear, accessed via the original entrance, is the main garden which is fully enclosed and laid mainly to lawn with steps up to a raised area, where lovely views can be enjoyed looking towards Exeter and the Haldon Hills. To the side of the house is a secluded area of garden, gravelled and giving space for a table and chairs with access into the house through the utility room, offering a pleasant area for outside dining. Nearby is a double garage with two sets of doors in a block, driveway parking to the front and at the rear 2 outbuildings, a shed and summer house and nearby an additional space for parking large enough for a van or camper. Beyond, a further area of lawn runs down to a pretty stream.

## SERVICES

Current Council Tax: E

Utilities: Mains electricity and water

Drainage: Shared water treatment plant

Heating: Oil fired central heating

Tenure: Freehold

Standard and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

## DIRECTIONS

Leave Exeter along the A30 and continue until the Daisy Mount junction signed to Ottery St. Mary and West Hill. At the end of the slip road at the roundabout turn left, and follow the road where The Paddock is found on the right hand side, just before the cross roads and the turning for Whimble.

## AGENTS NOTE

There is a management company for maintaining any communal areas and a shared water treatment plant with annual charges of £320 per annum. There are also covenants to maintain the stream to its mid point and to restrict parking of caravans, boats, trailers to the front of the property on the shared drive.



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 = 1744 sq ft / 162 sq m  
 Garage = 295 sq ft / 27.4 sq m  
 Total = 2039 sq ft / 189. sq m  
 For identification only - Not to scale

**Ground Floor**

- Sitting Room: 5.84 x 4.88m (19'2" x 16')
- Dining Room: 4.88 x 2.44m (16' x 8')
- Kitchen: 4.27 x 4.06m (14' x 13'4")
- Utility: 4.22 x 3.25m (13'10" x 10'8")

**First Floor**

- Bedroom 1: 4.83 x 4.27m (15'10" x 14')
- Bedroom 2: 5.08 x 3.66m (16'8" x 12')
- Bedroom 3: 4.89 x 3.22m (16' x 10'6")

**Garage**

- Garage: 5.44 x 5.08m (17'10" x 16'8")

**Certified Property Measurer** RICS  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Gridhecom 2023. Produced for Stags. REF: 1129966



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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