



Longdown View



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Whitestone, Exeter, EX4 2JJ

Exeter City Centre (3.5 miles), Exeter Airport (12.6 miles)

A beautifully presented barn conversion set in stunning countryside yet only a few miles from the City of Exeter and an overall plot size of nearly 7 acres.

- Beautifully presented barn conversion
- Well tended gardens and 4.5 acre paddock
- Large carport with adjoining workshop
- Solar panels and heat recovery system
- CTB: F
- Stunning grounds of nearly 7 acres
- 4 bedrooms including master en-suite
- Driveway parking
- Freehold

Guide Price £1,150,000

SITUATION

Longdown View is located on the edge of the village of Whitestone at the end of a private drive. The property enjoys wonderful, panoramic rural views over its land and beyond, yet is positioned within 3 miles from the edge of the Cathedral and University City of Exeter, which offers an excellent range of amenities including a good choice of schools, shops and restaurants. Exeter also has excellent transport links with easy access on to the M5 to the north, the A38 to South Devon and Cornwall, the A30 and by rail to London Paddington. There are both national and international flights from Exeter International Airport. For outdoor enthusiasts, the wild playgrounds of Dartmoor, which is about 6 miles distant, offers many opportunities for walking, riding, and cycling, surrounded by granite tors, heather clad moorland, wooded valleys and beautiful rivers and streams for fishing.

DESCRIPTION

Longdown View is a substantial and very well presented detached barn conversion set in beautiful grounds extending to nearly 7 acres in total. The property benefits from a fantastic open plan kitchen/dining area, leading onto a family room and there is a study and a stunning sitting room with a wood burner. On the first floor are 4 good sized bedrooms including a master en-suite and a family bathroom. The grounds are a real credit to the owners, with a number of different areas for outside dining or just sitting and enjoying the views. There is a paddock measuring approximately 4.5 acres and opposite the house is a large driveway parking area and a garage and double car-port.



ACCOMMODATION

From the driveway, a door opens into the hallway with stairs rising to the first floor and a door into a downstairs cloakroom. On the right is the sitting room with wood burner, a full height window overlooking the garden and fields beyond and bi-fold doors leading onto a patio with space for an outside dining table. Continuing along the hall, on the right a door leads to a study and at the end is a stunning open plan kitchen/dining area with an opening through to a family room. The kitchen is fitted with a range of stylish, white fronted base, wall and drawer units with a solid wood work top and a central island with inbuilt wine rack and storage underneath. There is an integrated fridge, dishwasher and 2 built in hi-level ovens, grill, microwave and warming drawer and at the end of the room, a space for a dining table. Added at the time of original conversion, there is a very impressive family room with a part glazed roof and full height windows enjoying stunning views over nearby countryside with bi-fold doors onto a patio terrace. There is also a door into a useful utility room with a door to the garden.

On the first floor are 4 bedrooms, the master having an ensuite and dressing area and there is a family bathroom.

Under the sitting room and accessed from outside, is a plant room with gardeners W.C and an adjoining potting shed.

GARDENS

From the main road, Longdown View is located at the end of a private driveway owned by the property and used by two other houses with a five bar gate, giving access into a large driveway and providing parking for a number of vehicles. Adjacent to the house is a landscaped garden and an attractive green house and on the other side of the drive, a BBQ area with pergola, an ideal spot for outside dining and parties, bordered by a stone and brick wall. There is a large detached double carport with a valuated ceiling and workshop with wooden doors. Beyond the carport and continuing back up the driveway are a number of seating areas, a vegetable plot and small copse. Nearby the house to the South and West, are the formal gardens which are laid mainly to lawn with a number of flower beds and a small orchard. Placed around, are a number of strategic seating areas with beautiful views over fields to the South. Beyond the gardens is a paddock measuring approximately 4.5 acres and at the top, is a pathway leading to a further area for sitting and enjoying the views.

SERVICES

Current Council Tax: F

Utilities: Mains electricity, water, telephone and broadband

Drainage: Water treatment plant installed in 2012

Heating: Air source heat pump and electric recovery system. Downstairs underfloor heating and upstairs bathrooms

Tenure: Freehold

Standard broadband available. EE, O2 and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From the centre of Exeter, head across Exe Bridges and take the exit onto Okehampton Street and continue along. At the cross roads with Exwick Road go straight over and follow the road out of the city and up the hill crossing over the roundabout. Drive through Nadderwater and on leaving, the driveway the property is on the left hand side.



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	96	96
(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		
England & Wales	EU Directive 2002/91/EC	

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