



9, The Old Stables





# 9, The Old Stables

Clyst St. Mary, Exeter, EX5 1AT

PASSIVHAUS OPEN DAY ON FRIDAY 27TH JUNE AND SATURDAY 28TH JUNE. A stylish, energy efficient, barn conversion with the option for first floor or ground floor living accommodation, off road parking, good sized South facing garden and rural views located around an attractive courtyard on the edge of this popular East Devon village.

- 2/3 bedroom barn conversion
- Triple glazing
- South facing rear garden
- Close to Sandy Park and Topsham
- EPC: A
- Parking with EV charging points
- Solar panels with battery and Heat recovery system
- Fully fitted kitchen to the buyer's specification
- Good access into Exeter and local beaches
- Council Tax Band: To be rated

£400,000

## SITUATION

This stylish development of 4 barn conversions is situated on the edge of the village of Clyst St. Mary, with its thriving community and amenities, including post office, a good village primary school, a convenient public house and village shop. This popular residential area offers easy access to the city of Exeter, historic Topsham, the coastal town of Exmouth and Woodbury Common (area of outstanding natural beauty). It is 1 mile from the M5 motorway and 3 miles from Exeter International Airport.

The University and Cathedral city of Exeter has an extensive range of facilities and amenities befitting a centre of its importance including excellent shopping, dining, theatre, sporting and recreational facilities. There are mainline railway stations to London Waterloo and Paddington.



Unit 9 lounge diner looking towards the kitchen



Unit 9 from Kitchen looking into lounge diner



Unit 9 Kitchen close up

**DESCRIPTION**

The Old Stables is an attractive terrace of red bricked, former farm buildings that have recently been converted into four high specification homes, that target the German Passivhaus standard for retro fit called "Enerphit". This ensures energy efficient properties with triple glazing, solar heat pumps, heat recovery ventilation and solar panels with battery storage. Number 9 is part way through construction, so there is scope for a buyer to have an input on the design and layout. This includes their choice of kitchen and bathroom specification, within a generous budget set by the developer. Plans show the choice of open plan living space on the first floor, enjoying views over the countryside, or on the ground floor with direct access into the garden. There is also an option for the property to have either 3 bedrooms and an ensuite W.C or 2 bedrooms and an ensuite shower room and larger bedrooms. All bathrooms are fully tiled and fitted to a high specification with electric under floor heating and the kitchen is fully fitted with integrated oven, microwave, fridge/freezer, dishwasher and washing machine. There is also an induction hob with extractor hood over, built in oven and microwave.

**OUTSIDE**

The rear door opens onto a raised deck with steps down to a good sized private garden enclosed by a fence and includes a larch clad garden shed. At the rear of the garden is a hard standing, providing further parking and in the courtyard to the front is an allocated parking space with an EV charging point. Further to the rear is a visitor's parking area and shared garden.

**SERVICES**

Current Council Tax: Waiting to be banded  
Utilities: 5kW solar panels, A Veva smart EV charger utilising solar power, mains water, mains electricity and hot water provided by a Heat Pump.  
Heating: Radiators from the heat pump provides background heating with Electric underfloor heating and towel radiator in the bathroom and electric supplement heating.  
Drainage: Mains drainage via SWW from a communal lift pump.  
Tenure: Freehold

**DIRECTIONS**

From Exeter, leave the City along Topsham Road then left at the Countess Wear roundabout and left onto the slip road towards M5. Follow the ring road to the bottom and the Sandygate roundabout continuing straight across towards Exmouth. At the next roundabout turn right signed Exmouth, move into the right hand lane and after 100 yards, take the next right crossing over the central reservation and the entrance to the Old Stables is straight ahead.

**AGENT NOTE**

Viewing is by appointment only. Please contact Stags to arrange. Please note that the owners of 9 The Old Stables will be required to contribute 1/13th towards maintenance of the shared estate including the sewerage pump, bore hole water pump, estate roads, parking, vision splays and planting. Although the property is not known to have flooded and the floor levels are above predicted levels it is located on the edge of the environment agency flood risk map for the River Clyst.



**Unit 9 Breakfast Bar**



**Unit 9 Kitchen**





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.

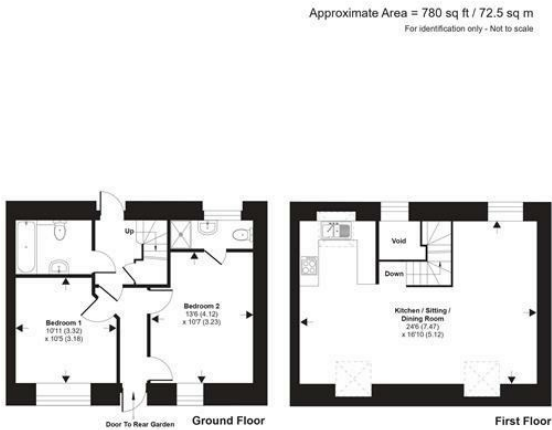


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

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