



7, The Old Stables



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Clyst St. Mary, Exeter, EX5 1AT

A stylish, energy efficient, barn conversion with the option for living space on the first floor or ground floor, off road parking, west facing garden and rural views located around an attractive courtyard on the edge of this popular East Devon village.

- 3 bedroom barn conversion
- Fully fitted kitchen & Bathroom to the buyer's specification
- Close to Sandy Park and Topsham
- Good access into Exeter and local beaches
- West facing rear garden
- EPC: High "A" as Passivhaus "EnerPhit" is targeted
- Mechanical Ventilation & Heat recovery system (MVHR)
- Solar PV panels with battery storage
- Triple glazing, soundproof & draught free
- Parking with Smart EV charging point

Guide Price £350,000

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 & shop, primary school and a convenient public house. "Winslade Park" with restaurant & leisure facilities is also within close walking distance. This popular residential area offers easy access to the city of Exeter, historic Topsham, the coastal town of Exmouth and Woodbury Common (an area of outstanding natural beauty). Easy access to J30 of the M5 motorway and 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.



DESCRIPTION

The Old Stables is an attractive terrace of red bricked former farm buildings that have recently been converted into 4 high specification properties. 7 The Old Stables still provides the opportunity to be finished to suit the buyer, either with 3 bedrooms and a bathroom on the ground floor and an open plan living space on the first floor with views over nearby fields. Alternatively, a traditional "bedrooms upstairs" arrangement with open plan lounge kitchen diner downstairs can be offered. An upstairs toilet, with a sink and some additional storage space, has been added to the property. At the rear is a raised decking area overlooking the private garden. See the floor plans for both options.

OUTSIDE

To the front is an allocated parking space for one vehicle with EV charging point. The rear garden is fully enclosed with a timber fence and leading off the rear door an area of decking.... Beyond is visitors parking and an area of communal shared garden.

SERVICES

To the front is an allocated parking space for one vehicle that also has a "smart" charging point for an electric car, all within the private courtyard. A second parking space is adjacent to the rear garden that is fully enclosed with a timber fence and leading off the rear door is an area of west facing decking looking across the adjacent fields. Beyond is visitors parking and an area of communal shared garden.

DIRECTIONS

From Exeter lead the City along Topsham Road the left at the Countess Wear roundabout and then 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 yds take the next left crossing over the central reservation and the entrance to the Old Stables is straight ahead.

AGENTS NOTE

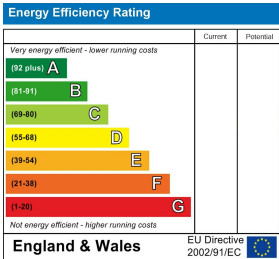
Viewing is by appointment only. Please contact Stags to arrange. Please note that the owners of 7 The Old Stables will be required to contribute 1/13th towards maintenance of the shared estate including the sewerage pump, bore hole water pump, estate roads, parking, vision splays and planting. Although 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.



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.

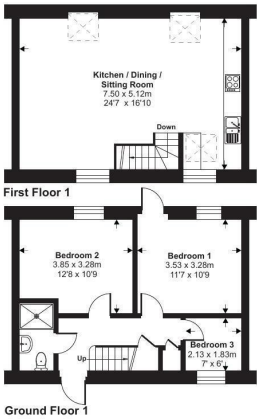


on for a list of items to be supplied. The drawing is a computer representation of layout	Cad Plan No : 24043047466
uld be checked by the installer/builder. Please also ensure a Gas Safe registered	Designed By : Rebecca Snell
egards to any gas appliances. Check with your installer/builder for more information.	Designed On : 13/2/25



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Approximate Area = 830 sq ft / 77.1 sq m
For identification only - Not to scale

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