



Yeomans Cottage,

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Marsh Green, Exeter, EX5 2EX

A charming Grade II Listed cottage with a good sized garden to the rear and a substantial garage/workshop with driveway parking in front.

- Charming Grade II Listed detached Cottage
- Large garage/workshop with off road parking.
- Three reception rooms and 4 bedrooms
- Well presented throughout
- Number of period features
- Good sized South East facing garden
- No onward chain
- Council tax band F

Asking Price £550,000

SITUATION

Marsh Green is a small hamlet, equidistant from Rockbeare and West Hill, enjoying a rural setting, yet particularly accessible, with easy links to the A30, Ottery St Mary and the cathedral and university city of Exeter. Both Rockbeare and West Hill maintain thriving communities with a range of local amenities, including primary schools. The nearby town of Ottery St Mary includes a larger range of amenities, whilst to the west, the city of Exeter has all the amenities associated with a major regional centre.

DESCRIPTION

Yeomans Cottage is a picturesque Grade II Listed cottage presented in lovely condition throughout being sold with no onward chain. The property benefits from spacious accommodation on the ground floor including 3 reception rooms and there is a downstairs shower room, whilst on the first floor are 4 bedrooms and the family bathroom.

The gardens are a real feature of the house with being a good size and mainly laid to lawn and to the side is a large garage/workshop with a driveway parking space in front.



ACCOMMODATION

The front door opens into the hallway running the depth of the house with another door giving access into the garden. On the right is a snug with a window to the front and on this level is modern shower room with hand wash basin and a low level W.C. On the other side of the hallway is a dining room with a door giving access to the stair case and another door leading into the kitchen. Beyond the dining room is a sitting room with a wood burner set in a hearth with exposed brick above and French doors giving access to a patio to the rear. The kitchen is fitted with a range of modern base, wall and drawer units with an electric hob with oven and grill under and there is an integral dishwasher. Windows over look the garden and a door gives access to the rear.

On the first floor are 4 bedrooms including a good sized master bedroom and there is a family bathroom with a roll top bath, low level W.C and a hand wash basin.

OUTSIDE

At the rear of the house is a good sized patio providing space for outside dining which leads the width of the house leading to the garage and to the grass garden to the rear. Steps lead up to the main garden which stretches away from the house and is laid mainly to lawn with a number of small trees and towards the rear a timber summer house.

Accessed via a pedestrian door from the garden is a large garage/work shop with double wood doors opening to the front where there is off road driveway parking.

SERVICES

Council Tax Band: F

Utilities:

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

Drainage:

Heating:

Listed: Grade II Listed

Tenure: Freehold

DIRECTIONS

From Exeter take the A30 dual carriageway in an easterly direction, exiting at Daisy Mount and follow the signs towards West Hill along the B3180. Proceed for 0.75 of a mile and turn right signed Marsh Green and Rockbears Hill. Follow the road into the village and the cottage is found 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.



Approximate Area = 1495 sq ft / 138.8 sq m (excludes garage)
For identification only - Not to scale

First Floor

- Bedroom 4: 12' (3.65) x 7'4" (2.23)
- Bedroom 3: 9'5" (2.87) x 7'6" (2.28)
- Bedroom 2: 12'7" (3.84) x 12'3" (3.73)
- Bedroom 1: 15'1" (4.60) x 13'2" (4.02)
- Workshop: 14'1" (4.28) x 9'9" (2.97)

Ground Floor

- Garage: 20'8" (6.29) x 14'1" (4.28)
- Snug: 11'8" (3.50) x 10' (3.06)
- Dining Room: 15'8" (4.78) x 12'2" (3.71)
- Sitting Room: 14'11" (4.54) x 12'3" (3.74)
- Kitchen: 10'11" (3.33) x 10' (3.06)

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1191523



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			
England & Wales		EU Directive 2002/91/EC	

21/22 Southernhay West,
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202