



Symes Cottage



STAGS

Symes Cottage

Broadclyst, Exeter, EX5 3DF

A beautifully presented Grade II Listed cottage set in a charming rural location on the edge of Broadclyst with lovely gardens and a paddock with the overall plot extending to approximately 0.99 acres.

- Beautifully presented, bright Grade II Listed cottage
- Separate paddock of 0.73 acres with stable
- Adaptable accommodation with annex potential
- Attractive rural location
- EPC: E
- Lovely South facing landscaped gardens
- Off road parking and car port
- Freehold
- Council Tax Band: F

Guide Price £900,000

SITUATION

Symes Cottage is located along a quiet lane between the villages of Whimble and Broadclyst, in the hamlet of Westwood approximately 8 miles from the centre of Exeter. Broadclyst is an active community with an excellent range of amenities and day to day facilities, including churches, pubs, riding school, Post Office and stores, well-regarded primary school as well as Cyst Vale Community College secondary school. Both Killerton House and Ashclyst Forest, which are owned by the National Trust, are located nearby and offer wonderful recreational areas for riding, cycling and walking.

DESCRIPTION

This charming and picturesque Grade II Listed property has been lovingly updated by the present owners and now provides modern, stylish and characterful accommodation throughout. The property benefits from 3 spacious reception rooms on the ground floor and a useful downstairs bedroom, whilst on the first floor are three good sized rooms and a family bathroom. The gardens are a lovely feature of the house with a well tended mature garden to the rear overlooking fields, and on the other side of the lane a parking area with car-port with adjoining paddock extending to approximately 0.73 acres bordered by a stream.



ACCOMMODATION

The main door is found to the rear of the property and opens into a porch with French doors opening to a seating area and there is a utility area with Belfast sink and an opening into the kitchen. Fitted with a range of white fronted units with a solid wood work top over there are a number of painted exposed beams, a wooden door opening into a useful storage cupboard and a Range cooker for cooking. On the right is an opening into a spacious open plan sitting/dining room with a tiled floor and large windows looking to the garden.

On the other side of the kitchen is the sitting room, a lovely cosy room with a wood burner and a number of exposed beams, a window looks onto the rear garden and a period wooden door opens into the entrance porch. At the far end of the house is a good size study/ sun room with under floor heating and bi-fold doors opening out into the garden. A door leads to a ground floor bedroom with an adjoining shower room/W.C allowing this end of the house to be used as an annex or air B&B.

On the first floor are three double bedrooms, all presented in lovely order with painted wooden beams and views over the garden with bedroom 2 having an access door onto a raised decked balcony with beautiful views over adjoining fields and a ladder leading down to the rear garden. There is also a family bathroom fitted with an attractive bathroom suite including a roll top bath with shower over, feature hand wash basin and a W.C.

OUTSIDE

Opposite the cottage is a driveway providing parking for a number of cars leading to a car-port with a 5-bar leading into the field with another giving access to a concrete yard with brick built stable block. Extending to approximately 0.73 acres the paddock is level and bordered on one side by a stream.

The main garden to the house is to the side and rear. At the side, accessed via a gate is a gravelled area leading into the garden room via the bi-fold doors. Steps lead up to to an area of lawn with a garden shed and a number of seating areas and adjacent the rear of the house is another gravelled area providing a seating area for outside dining. The garden is bordered by a hedge and overlooks fields beyond.

SERVICES

Current Council Tax: F

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

Utilities: Mains electric, mains water

Drainage: Private drainage

Heating: LPG

Listed: Grade II Listed

Tenure: Freehold

Thatched in

DIRECTIONS

From Exeter head north along the B3181 towards Broadclyst. Before the village take the right turn sign posted Dog Village. Bear left on the bend by the school, into Woodbury View, and continue along this road passing The New Inn and at the junction bear left. Follow the road taking the next turning on the right signed Ashclyst, continue along and the house is on the right hand side.



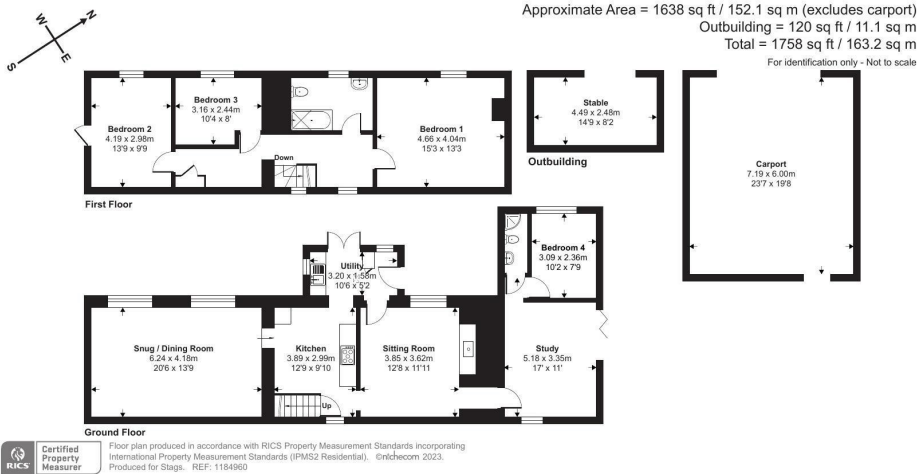
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

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