



Mill House



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Stoke Canon, Exeter, EX5 4EG

John Lewis (central Exeter) 3.5 miles; M5 (J29) 6 miles; Mainline station 3.5 miles.

A spacious family home providing flexible accommodation for multi-generational living with a spacious garden.

- Easy commute to central Exeter
- 3 Reception rooms
- Spacious garden
- Private parking
- Council tax band F
- Over 2,250 sq.ft. of flexible accommodation
- 4 Bedrooms
- Garage/workshop
- EPC E
- Freehold

Offers In Excess Of £450,000

SITUATION

Positioned in a convenient yet rural location, the property is along the A396 on the Exe Valley road between Exeter and Tiverton, only 3.5 miles north of central Exeter. The nearby village of Stoke Canon is just over half a mile away and provides a good range of day-to-day amenities including a church, shop, primary school and community-run public house, along with a range of community activities. Exeter, the regional capital of the South West, boasts great business facilities together with restaurants, cafés and wine bars. The city is well served with a good range of leisure and cultural amenities, including substantial shopping facilities.

Communication links are good, with the M5 accessible at Exeter providing links to the A38 to Plymouth, or the A30 to Cornwall to the South, and Bristol and London to the North and East. There are regular rail services to central London from Exeter in just over 2 hours. Exeter International Airport provides a number of domestic and international flights.

DESCRIPTION

Mill House is a versatile, period property with well-appointed accommodation extending to just over 2,250 sq ft. The accommodation easily lends itself to multi-generational living with two staircases. Outside there is a tiered garden, mainly laid to lawn. There is off-road parking for three cars, a garage/workshop plus a large gravel area, ideal for additional parking/storage.



ACCOMMODATION

The covered porch opens through to the entrance hall with turning stairs to the first floor, under stairs storage cupboard and engineered oak flooring continuing through to the reception rooms. To the left, the generously proportioned sitting room has an attractive Minster fireplace with log burner and fitted cupboards within the alcoves and double-glazed doors to the garden. Double doors open to a further area currently used for gym equipment, although would make a useful study space. To the right of the entrance hall is the family room, again, with Minster fireplace housing an electric coal effect fire. Double doors open through to the kitchen, which is well appointed with an extensive range of units, wood work surfaces, central island, space for double oven and integrated appliances, including fridge/freezer and dishwasher. There is a door opening to the parking area. Beyond the kitchen is the dining room with engineered oak flooring and a second staircase to the first floor with under stairs storage. Completing the ground floor is the utility with further units, space for laundry appliances and doors to the cloakroom.

The main staircase in the entrance hall leads to the landing with access to the family bathroom and three of the four bedrooms, each running along the south westerly aspect. The principal bedroom overlooks the garden and has an extensive range of built-in wardrobes and en suite shower room. The second and third bedrooms similarly overlook the garden, whilst the second bedroom includes a period cast iron fireplace with raised tiled hearth. The family bathroom comprises a corner Jacuzzi bath, wash hand basin and low level WC. The second staircase leads to a small landing with a door opening to the family bathroom, along with a door to the fourth bedroom/guest room benefitting from en suite shower room.

OUTSIDE

Immediately in front of the property is off road parking for three cars and access to the garage/workshop with power and light. The gardens extend along the south westerly aspect of the house across two tiers. Directly accessed from the house with patio areas and attractive flower and shrub border. There is a large storage shed and summerhouse. Steps lead to a second level lawn with further shrub borders and gate through to the additional parking/storage area.

AGENTS NOTE

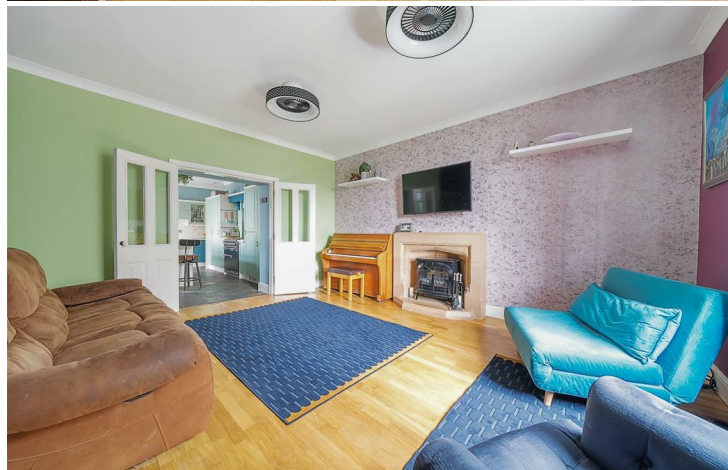
The vendors have advised that the six neighbouring cottages opposite the property have a right of way across their yard in order to access their garages. Industrial units belonging to the Old Mill Industrial Estate are adjacent to the property.

SERVICES

Mains drainage, mains water, electricity and gas.

DIRECTIONS

From Exeter proceed north on Cowley Bridge Road, at the roundabout take the 2nd exit onto Tiverton Road (A396). The property will be on the left identified by a Stags for sale board.



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) A		71
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	46	
(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

