



Little Johns Cross



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Dunsford Road, Exeter, Devon, EX2 9PN

Exeter Cathedral (1.5 Miles), St Thomas Station (1 Mile), Ide (0.6 Miles)

A charming and spacious four-bedroom period home with a study, south-facing garden and private parking

- South-facing landscaped rear garden
- Former farmhouse dating back to 1785
- Adjacent to a Grade II listed cross
- Great location
- Council tax band: D
- Two private parking spaces
- Versatile study ideal for home working
- Large summer house
- EPC Band: D(59)
- Freehold

Guide Price £425,000

SITUATION

The property is situated in the well-established residential area of St Thomas, on the western side of Exeter. The area is popular with families and professionals alike, thanks to its strong sense of community, proximity to highly regarded schools, and excellent local amenities including independent shops, supermarkets and cafés. St Thomas railway station provides regular services to Exeter St Davids and beyond, while road links offer easy access to the A30, A38 and M5. Riverside walks, cycle routes and Exeter Quay are also nearby, offering a balance of convenience and lifestyle.

DESCRIPTION

Believed to date back to 1785, this former farmhouse is rich in period character and offers generous proportions throughout. Set within a conservation area, the property includes a Grade II listed stone cross within its side garden, giving it a truly distinctive setting steeped in local history. With attractive sash-style windows, high ceilings, and a charming fireplace, the house retains much of its original charm, while offering a practical layout suitable for modern family living.



ACCOMMODATION

The front door opens into an entrance vestibule leading to a spacious sitting room with dual-aspect sash-style windows and an open fireplace with surround and mantle. A versatile study provides an ideal space for a home office, snug, playroom or occasional bedroom. To the rear, the kitchen/dining room offers ample space for both cooking and entertaining, with a range of fitted units, space for appliances, and a dining area. A glazed door leads from the kitchen into a light-filled conservatory with views over the garden. A rear lobby/utility area provides space and plumbing for laundry appliances and gives access to a separate WC with wash hand basin and housing the wall-mounted boiler.

Upstairs, a central landing with side window and loft access leads to four bedrooms. The bedroom currently used as the principal room features front and side aspect sash windows, while bedroom three enjoys far-reaching views of the hills to the rear. Bedrooms two and four offer further flexible accommodation. A family bathroom serves all bedrooms and is fitted with a panelled bath with shower over, wash hand basin and WC.

OUTSIDE

The property enjoys gardens to the front, side and rear. The front and side gardens are gravelled and enclosed by a hedge, with space for bin storage; the Grade II listed stone cross is located in the side garden. To the rear is a landscaped south-facing garden, mainly laid to lawn with a paved patio seating area, herbaceous borders, a timber summerhouse, and a traditional granite stone wall to one side. The rear garden is fully enclosed, with fencing to the rear and a side gate providing secure access to the front. There is also an electric car charging point, an outside tap, and external power sockets. A rear gate leads to one private parking space, with a vehicular and pedestrian right of way over the shared rear access lane. A further parking space is situated at the front of the property.

SERVICES

Utilities: Mains Gas, Water and Electricity

Drainage: Mains

Heating: Gas Central Heating and wood burning fire in Living Room.

Tenure: Freehold

EPC: D(59)

Current Council Tax: D

Additional Features: Electric car charging point, outside tap and external power sockets in the rear garden

Connectivity: Standard and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

AGENTS NOTES

Please be aware that the property is situated in a conservation area with a grade II listed stone cross in the garden. This property has a right of way over the carpark at the rear to access the private parking space and access to the rear garden.



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		79
(81-91) B		
(69-80) C		59
(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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