



1 Dunscombe Cottages



**STAGS**



# 1 Dunscombe

Newton St. Cyres, Exeter, EX5 5BB

Exeter (4.7 miles), CREDITON (3.6 miles)

A charming red-brick end of terrace cottage in need of modernisation, situated in a peaceful semi-rural setting with far-reaching countryside views.

- Charming red-brick end of terrace period cottage
- Good access to Newton St Cyres and local transport links
- Far-reaching countryside views
- In need of modernisation
- EPC D
- Situated in a peaceful semi-rural setting
- Excellent starter home or downsizer
- Generous south-facing garden
- Freehold
- Council Tax Band B

Guide Price £300,000

## SITUATION

This charming cottage enjoys a peaceful rural setting surrounded by open countryside, just 1.5 miles from Newton St Cyres. The village offers everyday amenities including a pub, Italian restaurant, primary school, community clubs, and a railway station with links to Exeter and Barnstaple.

Despite its tranquil feel, the property has excellent access to the A377, offering quick connections to Exeter and Crediton. Exeter provides a wide range of shops, eateries, and cultural attractions, along with strong transport links via the M5, A30, A38, and mainline rail to London Paddington.

## DESCRIPTION

This characterful red-brick cottage presents a wonderful opportunity for purchasers seeking a home to modernise and improve. Occupying a quiet no-through road, the property is perfectly suited for first-time buyers, downsizers, or investors. It is complemented by a generous south-facing garden extending to approximately 110ft, with lovely views over neighbouring farmland.

The garden, which has recently been enclosed with post and rail fencing, provides ample space for landscaping and offers a small wildlife pond, an original greenhouse and a timber garden shed (both requiring refurbishment). At the front of the cottage, a private courtyard houses an old gardener's WC, outside store, and the oil tank. To the side of the property is a private parking area with space for two to three vehicles.





## ACCOMMODATION

Accessed via a side gate into the courtyard, the front door opens to the kitchen with space for additional units and white goods. There's a pantry housing the Grant boiler and an understairs cupboard for storage. A large front window brings in plenty of natural light.

The sitting room is has a central fireplace, built-in storage, and wide rear window overlooking the garden and countryside. A door leads to a rear porch with direct access to parking and the garden. Upstairs are three bedrooms and a family bathroom. Bedroom 1 enjoys rural views to the rear, Bedroom 2 features a Victorian fireplace, and Bedroom 3 is a single room. The bathroom includes a panelled bath, WC, and wash basin.

## OUTSIDE

The rear garden is a particular feature of the property, measuring approximately 110ft in length and enjoying a southerly aspect. A variety of trees and mature shrubs at the far end provide a good degree of privacy, and the space offers great potential for keen gardeners. To the front, the private courtyard provides space for storage and services, while the gravelled side area offers excellent off-road parking.

## SERVICES

Utilities - Mains electricity and water. Private drainage. Oil-fired central heating.

EPC D

Council Tax Band B

Freehold

## AGENTS NOTE

The property is in need of modernisation throughout, and offers scope for improvement, subject to any necessary consents.

## VIEWINGS

Strictly by appointment with Stags Exeter Office – 01392 255202.

## DIRECTIONS

From Exeter City Centre, leave on the A377 towards CREDITON, continuing through the suburb of Alphington and out into the Devon countryside. Travel through Newton St Cyres village, passing Quicke's Farm. After approximately 1.2 miles beyond the village centre, you will arrive at a bus stop on the left—immediately after this, turn left onto a narrow lane.

Follow this lane as it bends around to the right, where you will find a row of cottages on your left. No?1 Dunscombe Cottages is the first property on that side—look for the red-brick façade and cottage-style front.

WHAT3WORDS -broads.awards.villager





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	56	66
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

Approximate Area = 784 sq ft / 72.8 sq m  
Outbuildings = 142 sq ft / 13.2 sq m  
Total = 926 sq ft / 86 sq m  
For identification only - Not to scale

**Ground Floor**

Sitting Room  
4.19 x 3.99m  
13'9" x 13'1"

Kitchen / Dining Room  
4.17 x 2.87m  
13'8" x 9'5"

Up

**First Floor**

Bedroom 1  
3.99 x 3.55m  
13'1" x 11'8"

Bedroom 2  
2.94 x 2.71m  
9'8" x 8'11"

Bedroom 3  
2.44 x 1.97m  
8' x 6'6"

Down

**Outbuilding**

2.57 x 2.55m  
8'5" x 8'4"

2.57 x 2.55m  
8'5" x 8'4"

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richteckom 2025. Produced for Stags. REF: 1302959