



7, The Old Stables



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Clyst St. Mary, Exeter, EX5 1AT

PASSIVHAUS OPEN DAY 7TH NOVEMBER - 9TH NOVEMBER. Unique and exclusive Passivhaus barn conversion at The Old Stables, finished to a very high specification, with allocated parking and a rear garden.

- Freehold 3 bedroom barn conversion
- Constructed to Passivhaus Enerphit Plus standard
- Vaulted ceiling with original trusses provides authentic character
- Mechanical Ventilation and Heat recovery system (MVHR)
- Triple glazed windows and doors by Norrsken
- Extremely low bills due to construction quality
- Parking with Smart EV charging point
- West facing rear garden with rural views
- Solar PV panels with battery storage
- Council Tax: TBC

Guide Price £340,000

SITUATION

This stylish development of 4 barn conversions is situated on the edge of the village of Clyst St. Mary, with its thriving community and amenities, including post office & shop, primary school and a convenient public house. "Winslade Park" with restaurant & leisure facilities is also within close walking distance. This popular residential area offers easy access to the city of Exeter, historic Topsham, the coastal town of Exmouth and Woodbury Common (an area of outstanding natural beauty). Easy access to J30 of the M5 motorway and Exeter International Airport.

The University and Cathedral city of Exeter has an extensive range of facilities and amenities befitting a centre of its importance, including excellent shopping, dining, theatre, sporting and recreational facilities. There are mainline railway stations to London Waterloo and Paddington.



DESCRIPTION

The Old Stables represents an exceptional collection of beautifully converted red-brick farm buildings, sympathetically restored to create just four exclusive homes. Each residence combines the timeless charm of period architecture with the very best in modern efficiency. Designed with sustainability at their heart, the properties feature triple glazing, air-source heat pumps, and solar panels, all working together to achieve an outstanding EPC rating of A and the coveted Enerphit Passivhaus certification.

Number 7 is a particularly appealing reverse-level home, offering stylish and versatile accommodation arranged across two floors. On the ground floor, a welcoming hallway leads to three generously proportioned bedrooms, complemented by a sleek contemporary family bathroom.

The first floor is designed for modern living, with a light-filled open-plan space that takes full advantage of the property's rural outlook. Here, a beautifully appointed kitchen forms the heart of the home, flowing seamlessly into the dining and sitting areas. A cloakroom with WC and basin, along with useful storage, adds further practicality.

To the rear, a door on the ground floor opens onto a raised decked terrace, perfect for al fresco dining, which steps down into a private garden, enjoying views over the surrounding fields. Blending thoughtful design, cutting-edge efficiency and characterful charm, Number 7 at The Old Stables offers a rare opportunity to secure a truly sustainable countryside home without compromise.

OUTSIDE

To the front of the property, there is an allocated parking space complete with a convenient "smart" electric vehicle charging point, all set within the private courtyard. A further parking space is positioned adjacent to the rear garden, which is fully enclosed with timber fencing to provide both privacy and security. From the rear door, a west-facing decked terrace extends the living space outdoors, creating the ideal spot to enjoy the afternoon and evening sun while taking in the views across the surrounding fields. Beyond lies visitor parking and a thoughtfully landscaped communal garden, available for the enjoyment of all residents.

SERVICES

- Freehold
- EPC: A
- Council Tax Band: TBC
- Mains electricity, private drainage and private water
- The building will have a 10 year structural warranty provided by Advantage
- Super insulated & airtight construction ensures low bills
- All doors and windows meet 'Secured by Design' standard and are the highest class 4 airtightness
- Zehnder high performance Passivhaus approved MVHR (mechanical ventilation with heat recovery)
- Communal metering reduces the standing charges by circa 70%
- Communal broadband - Up to 500MB throughout the building at 70% discount
- Low communal costs cover the upkeep of courtyard etc.

DIRECTIONS

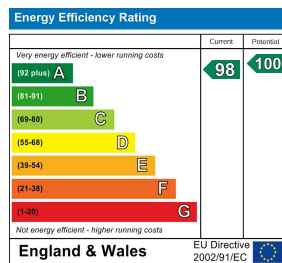
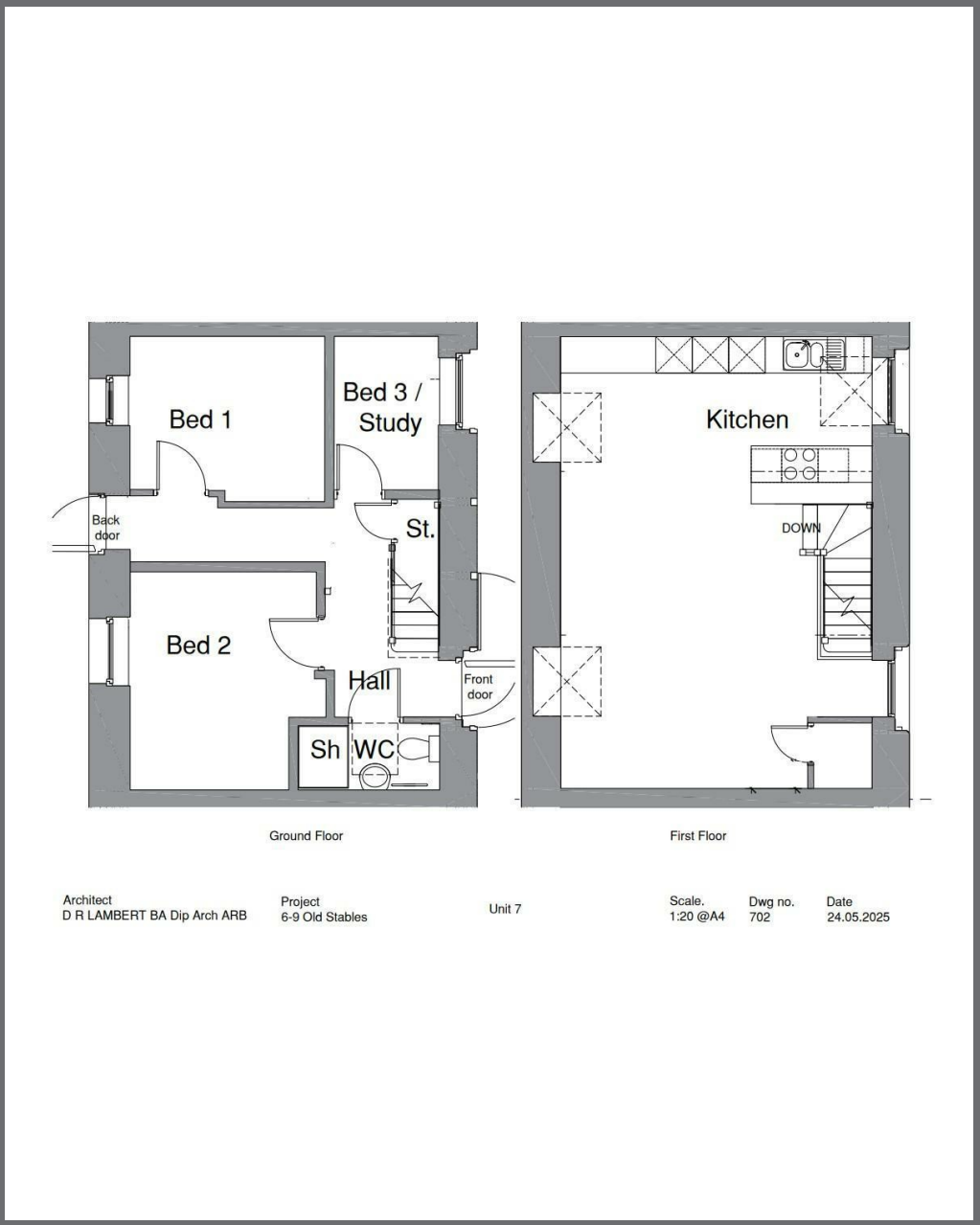
From Exeter leave the City along Topsham Road then leave at the Countess Wear roundabout and then left onto the slip road towards M5. Follow the ring road to the bottom and the Sandygate roundabout continuing straight across towards Exmouth. At the next roundabout turn right signed Exmouth, move into the right-hand lane and after 100 yards take the next right after the lights crossing over the central reservation by the national speed limit sign and the entrance to the Old Stables is straight ahead.

AGENTS NOTE

Viewing is by appointment only. Please contact Stags to arrange. Please note that the owners of 7 The Old Stables will be required to contribute 1/13th towards maintenance of the shared estate including the sewerage pump, bore hole water pump, estate roads, parking, vision displays and planting. A budget of circa £297 a year is forecast. Although the property is not known to have flooded and the floor levels have been raised to 400mm above predicted levels, it is located on the edge of the environment agency flood risk map for the River Clyst.



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.



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