



Mill Ash



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Shobrooke, Crediton, Devon, EX17 1AH

Newton St. Cyres (1.8 miles), Shobrooke (2.5 miles), Exeter (5.8 miles)

A beautifully positioned south-facing family home set in an enviable rural location close to a popular Devon village with 2.29 acres.

- Glorious rural position
- Close to a popular Devon village
- 4/5 bedroom family home
- Open plan kitchen/breakfast room
- Beautiful gardens with wonderful rural views
- Land amounting to 2.29 acres
- Additional land available subject to negotiation
- Freehold
- EPC - D
- Council tax band - F

Guide Price £825,000

SITUATION

The property is situated in a rural location near Shobrooke at the foot of the Raddon Hills. Shobrooke has a pub and a church whilst the village of Newton St Cyres (1.3 miles) has a primary school and pre-school (Ofsted: Good with Personal Development and Early Years being Outstanding), two pubs (one of which is a micro brewery), cricket, football and tennis clubs, post office and a church. Other villages in the locality with facilities such as pubs/restaurants and schools, include Brampford Speke and Thorverton. The property is also in the catchment area for Blundells School in Tiverton. The university and cathedral city of Exeter is only 6 miles, whilst the market town of Crediton with, currently, two supermarkets Tesco and Morrisons, is just 3 miles away. There is an array of excellent schools in Exeter and Crediton and the property is conveniently located for the university. There is a railway line at Newton St Cyres which connects with the Paddington and Waterloo lines in Exeter, whilst to the east of the city is its international airport with daily flights to London and beyond.

DESCRIPTION

Mill Ash is a beautifully positioned south-facing family home set in an enviable rural location close to the villages of Shobrooke and Newton St. Cyres. The property, which was built by the current owners in the 1990's, offers spacious and versatile accommodation with an open plan kitchen/breakfast room, sitting room, dining room, study and utility on the ground floor. Whilst on the first floor, are four double bedrooms, a family bathroom, and an impressive principle bedroom suite with a walk-in dressing room and ensuite bathroom. The property has delightful gardens and a separate paddock with gated access to the lane. In all, the land amounts to 2.29 acres.



ACCOMMODATION

A gravel pathway from the driveway leads to the front door and into an entrance hallway with exposed brick walling, an understairs storage cupboard, with bespoke stairs rising to the first floor. To the right is an open plan kitchen/breakfast room with modern base units with integrated appliance's, a woodburner, and wooden flooring throughout. On from the kitchen is a utility room with base units, built in cupboards, a ground floor WC with basin, and a door leading to the rear porch and garden. On the other side of the entrance hallway is a dual aspect sitting room with a brick built fireplace with woodburner and French doors leading out to the sun terrace, a dining room and a separate study.

Stairs from the entrance hallway lead to a spacious landing off which are four double bedrooms, all with beautiful rural views, a family bathroom with a separate shower, and a principle bedroom suite with a walk-in dressing room and ensuite bathroom.

GARDENS AND GROUNDS

The property sits in a wonderful south facing rural position with a gravel entrance driveway with ample parking area and a useful storage shed. To the front of the house are beautifully maintained formal gardens with established flower borders whilst to the side is a well positioned gravel sun terrace. Surrounding the property on three sides is a large paddock with separate gated access to the entrance lane. In all the property amounts to 2.29 acres. There is additional land available subject to separate negotiation.

AGENTS NOTE

The properties original planning permission was granted with an agricultural occupancy restriction (AOC) in place. The Vendors have since secured a certificate of lawful use, dated 21st November 2018, enabling the property to be occupied residentially. Speak to the Agent for further details.

SERVICES

Mains electricity. Mains water via a private metered connection. Oil-fired central heating.
Private, shared drainage system. Type and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.
Broadband - 37mb/s download and 6mb/s upload.

DIRECTIONS

From Exeter travel north along the A377 towards Crediton. In the village of Newton St. Cyres turn right towards Newton St Cyres Station. At the Beer Engine pub, turn left and follow this road for one mile to Wyke Cross. On reaching the cross roads turn left and after a short distance the property will be on your right.

What-3-words -travel.prefect.zaps



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.



Approximate Area = 1884 sq ft / 175 sq m
For identification only - Not to scale

Ground Floor

First Floor

Rear Porch

Up / **Down**

Study 3.02 x 1.91m / 9'11" x 6'3"

Dining Room 3.56 x 3.02m / 11'5" x 9'11"

Utility

Kitchen / Breakfast Room 5.86 x 4.45m / 19'3" x 14'7"

Sitting Room 5.61 x 4.88m / 18'5" x 16'4"

Bedroom 3 4.05 x 3.01m / 13'3" x 9'11"

Dressing Room 3.23 x 3.00m / 11'7" x 9'9"

Bedroom 4 3.19 x 2.85m / 10'5" x 9'5"

Bedroom 1 4.15 x 3.53m / 13'7" x 11'7"

Bedroom 2 3.73 x 3.61m / 12'3" x 11'10"

Bathroom

Compass Rose: N, S, E, W

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Gridhecom 2024. Produced for Stags. REF: 1173494



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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