



**AWAITING EPC**

Pennys Estate Agents Limited for themselves and for the vendor of this property whose agents they are give notice that:- (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Pennys Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Pennys Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Pennys**  
estate agents

www.pennys.net

**Athlestan Cottage, 1 St. Johns Road,  
Exmouth, EX8 4BY**

GUIDE PRICE

**£400,000**

TENURE Freehold



**A Grade II Listed Detached Thatched Cottage Offering Lots Of Character  
And Charm Of This Era, Set In Private Grounds Of Just Under A Quarter  
Of An Acre With Ample Off Road Parking**

Delightful Open-Plan Sitting/Dining Room \* Kitchen/Breakfast Room \* Ground Floor  
Shower Room/Wc \* Two Charming First Floor Double Bedrooms \* Gas Central Heating  
Beautiful Gardens With Timber Summerhouse, Workshop And Shed \* Off Road Parking  
For Numerous Cars \* Convenient Location Only A Short Distance From Shopping Parade,  
Bus Services

**rightmove**

**PENNYS ESTATE AGENTS**

2 Rolle House, Rolle Street, Exmouth, Devon, EX8 2SN

Tel: 01395 264111 Email: help@pennys.net



## Athlestan Cottage, 1 St. Johns Road, Exmouth, EX8 4BY

Atherton Cottage is a detached thatched cottage located on the corner of St. Johns Road and Pound Lane set in private gardens and grounds of just under quarter of an acre. The property is conveniently located close to schools, shopping parade and bus services to and from the town centre, which is approximately half a mile away. The cottage itself offers much character and charm. Viewing of this property is highly recommended.

**THE ACCOMMODATION COMPRISES:** Stable style door with feature leaded light window inset, giving access to:

**KITCHEN/BREAKFAST ROOM:** 3.84m x 2.06m (12'7" x 6'9") Fitted range of patterned worktops with cupboards, drawer units, integrated dishwasher beneath work surface, corner two and a half bowl sink unit with mixer tap, inset gas hob with built-in oven below, wall mounted cupboards incorporating two glass fronted display units, tiled surrounds, leaded light window, smaller side window, ceiling spotlighting, utilities cupboard housing plumbing for automatic washing machine and Vaillant gas boiler for hot water and central heating and fitted shelving, part glazed door to:

### OPEN-PLAN SITTING/DINING ROOM:

**DINING AREA:** 4.04m x 2.79m (13'3" x 9'2") With chimney recess in fire surround and tiled hearth, fitted shelving in wall recess, antique style radiator, glazed panelled windows to front and rear aspects, opening with ceiling beam through to:

**SITTING ROOM:** 5.28m x 3.05m (17'4" x 10'0") maximum measurement into wall recesses and including stairwell recess. A charming room with exposed chimney breast housing 'Turnberry' living flame gas stove standing on a tiled hearth, two antique style radiators – one housed in feature radiator cover, part glazed leaded light double doors opening onto the garden, glazed panelled window to rear aspect, TV point, turning staircase rising to first floor.

**GROUND FLOOR SHOWER ROOM/WC:** 3.05m x 1.24m (10'0" x 4'1") Fitted with a corner shower cubicle area and curved shower splash screen doors, pedestal wash hand basin, WC with push button flush, attractive matching tiling to splash prone areas, window with frosted glass, recessed ceiling spotlighting, chrome heated towel rail.

**FIRST FLOOR LANDING AREA:** With exposed ceiling beam, access to roof space and glaze panelled window to front aspect on half landing, stripped wood flooring.

**BEDROOM 1:** 3.38m x 2.82m (11'1" x 9'3") A charming bedroom with part sloping ceilings with ceiling beams, glazed panelled window to front aspect, antique style radiator, stripped wood flooring.

**BEDROOM 2:** 3.53m x 2.97m (11'7" x 9'9") Another charming room with part sloping ceiling with exposed ceiling beams, stripped wood flooring, antique radiator, exposed brick chimneybreast, glazed panelled window to front aspect.

**OUTSIDE:** The property stands in delightful private gardens and grounds of just under a quarter of an acre. The gardens offer a high degree of privacy extensively laid to lawn with mature shrub beds, vegetable area, mature trees including two apple, one walnut and one cherry tree, good sized patio sun terrace ideal for outside entertaining, decorative stone and gravelled pathway, SUMMER HOUSE 3.43m x 2.84m (11'3" x 9'4") with pergola attached to the front with decked seating area beneath, outside power sockets, outside cold water tap, WORKSHOP 3.63m x 2.92m (11'11" x 9'7"), TIMBER GARDEN SHED 1.93m x 1.8m (6'4" x 5'11"). Accessed from Pound Lane via double wooden gates gives vehicle access to parking area for numerous cars.

### FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024