



- A Bright and Spacious Family Home with Four Bedrooms and Three Bathrooms
 - Stunning Open Plan Kitchen / Dining / Living Area
 - Stable Yard with Three Loose Boxes, Stores and Large Barn ● Sand Arena c.40m x 20m
 - Four High Quality Pasture Paddocks ● Beautifully Maintained Gardens ● Approx. 5.5 Acres In All
 - Fantastic Accessible Rural Location with Lovely Views
- REF EO8333



GENERAL AND SITUATION

Approximate Distances:
Exeter City Centre 4 miles • Cullompton 8 miles • Crediton 11 miles
M25 Junction 29 / A30 4.5 miles

A bright and spacious four bedroom family home, set in approx. 5.5 acres with excellent private equestrian facilities and pasture paddocks in a fantastic location with wonderful country views.

Pippins is believed to have been built in the 1960's and was extended to each side in 2009 and 2017. It is in a slightly elevated, south facing position, surrounded by its own very well-maintained gardens and grounds.

The property will be of particular appeal to those with equestrian interests as hacking is available locally along a network of quiet country lanes that lead to bridleways and byways around Stoke Canon and towards Netherexe. Additionally, there are various local footpaths for dog walks in nearby Danes Wood and Columbjohn.

The property lies in an extremely attractive rural location close to the village of Poltimore which has a farm shop and popular pub and Stoke Canon where there is a Post Office / village store and primary school. Nearby Broadclyst has a doctor's surgery and primary school and there is a Co-op supermarket in West Clyst. The cathedral city of Exeter offers a full range of shops and amenities as well as a mainline station with regular services from Exeter St David's to London Paddington taking just over 2 hours.

THE RESIDENCE

An attractive and comfortable family home with oil fired central heating, double glazing and PV solar panels. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is to the side through a door which opens into a **Reception Hall** from which stairs rise to the first floor. Doors to the left lead to a ground floor **Shower Room** and a **Utility Room** whilst a door to the right opens into the **Fourth Bedroom** which is currently used as a study.

This section of the house has potential to create a self-contained annexe if desired.

The central **Sitting Room** has glazed double doors opening out to the front garden and a fireplace.

The highly impressive **Kitchen / Dining / Living Room** is a large open plan room with a vaulted ceiling and four large ceiling windows and glazed double doors opening out the side garden. The kitchen area is fitted with an extensive range of built-in cupboards with quartz worksurfaces incorporating a 1½ bowl sink, plumbing for dishwasher, built-in electric oven and a **Walk-In Pantry**. There is a freestanding log burner within the living area.

There are **Three Good Sized Bedrooms** on the first floor, all with south facing windows with wonderful views over the surrounding countryside. The **Main Bedroom** has an **En Suite Bathroom** and there is also a separate **Family Bathroom**.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a minor country lane through an impressive double gated entrance onto a gravelled drive and large parking forecourt.

The gardens are beautifully maintained by the current owners and comprise areas of lawn with a raised patio, vegetable patch, **Two Sheds** and a **Greenhouse**, all enclosed within beech hedges.

The drive leads on to a concrete yard upon which are the following outbuildings with approx. sizes:

Stable Block One built of timber under a box profile roof, set on a concrete base with light, power and water supplies, providing a **Loose Box** 14'3 x 11'8 (about 4.4m x 3.5m) and **Tack Room** 6'5 x 11'8 (about 1.9m x 3.5m).

Stable Block Two built of timber under a corrugated roof, set on a concrete base providing **Two Loose Boxes** 11'4 x 11'11 and 11'4 x 9'7 (about 3.4m x 3.3m and 3.4m x 2.9m), **Feed Store** 11'4 x 6' (about 3.4m x 1.8m) and **Storage** 11'4 x 10'1 (about 3.4m x 3m).

Multipurpose Barn 45' x 20' (about 13.7m x 6.1m) timber framed with box profile roof, set on a concrete base, light and power supplies with **Three Adjoining Log Stores**.

Immediately behind the rear garden is a **Sand Arena** c.40m x 20m with a natural sand surface.

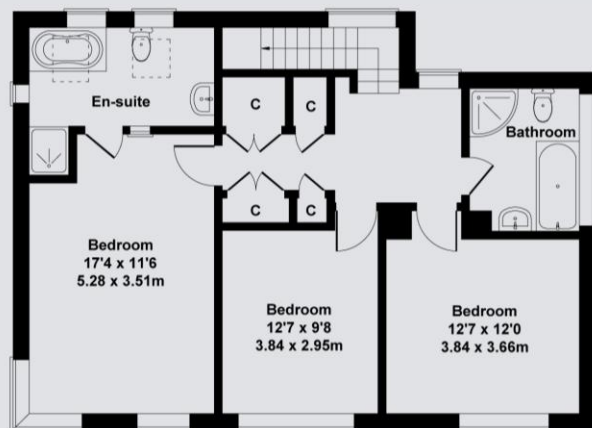
The Land adjoins in four high quality pasture paddocks on a gentle south facing aspect bordered by well maintained mature hedges. Water is supplied to field troughs.

IN ALL APPROX. 5.5 ACRES
(About 2.2 Hectares)

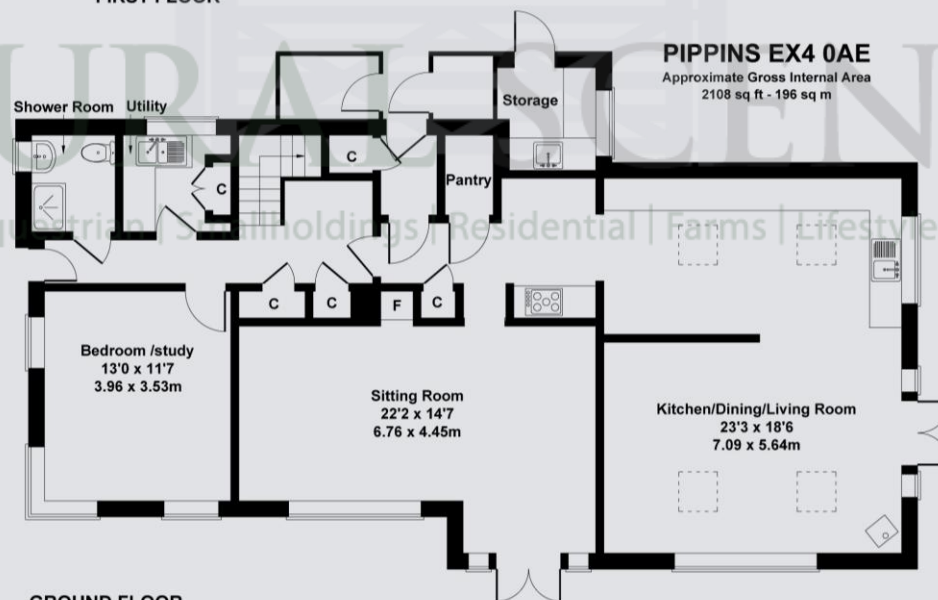
RURAL SCENE
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01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk





FIRST FLOOR



GROUND FLOOR

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited Pippins but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

DEVON COUNTY COUNCIL

Tel: 0345 1551015

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (newly installed sewage treatment plant), OIL FIRED CENTRAL HEATING, PHOTOVOLTAIC SOLAR PANELS with feed in tariff, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold

ENERGY RATING E

COUNCIL TAX G

DIRECTIONS

From Poltimore village head north on the country lane towards Killerton for ¾ of a mile until reaching a crossroads. Continue straight across and Pippins will be found after a short distance

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RURAL SCENE

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