



# EXTON COTTAGE

EXTON, EXETER, EX3 0PJ

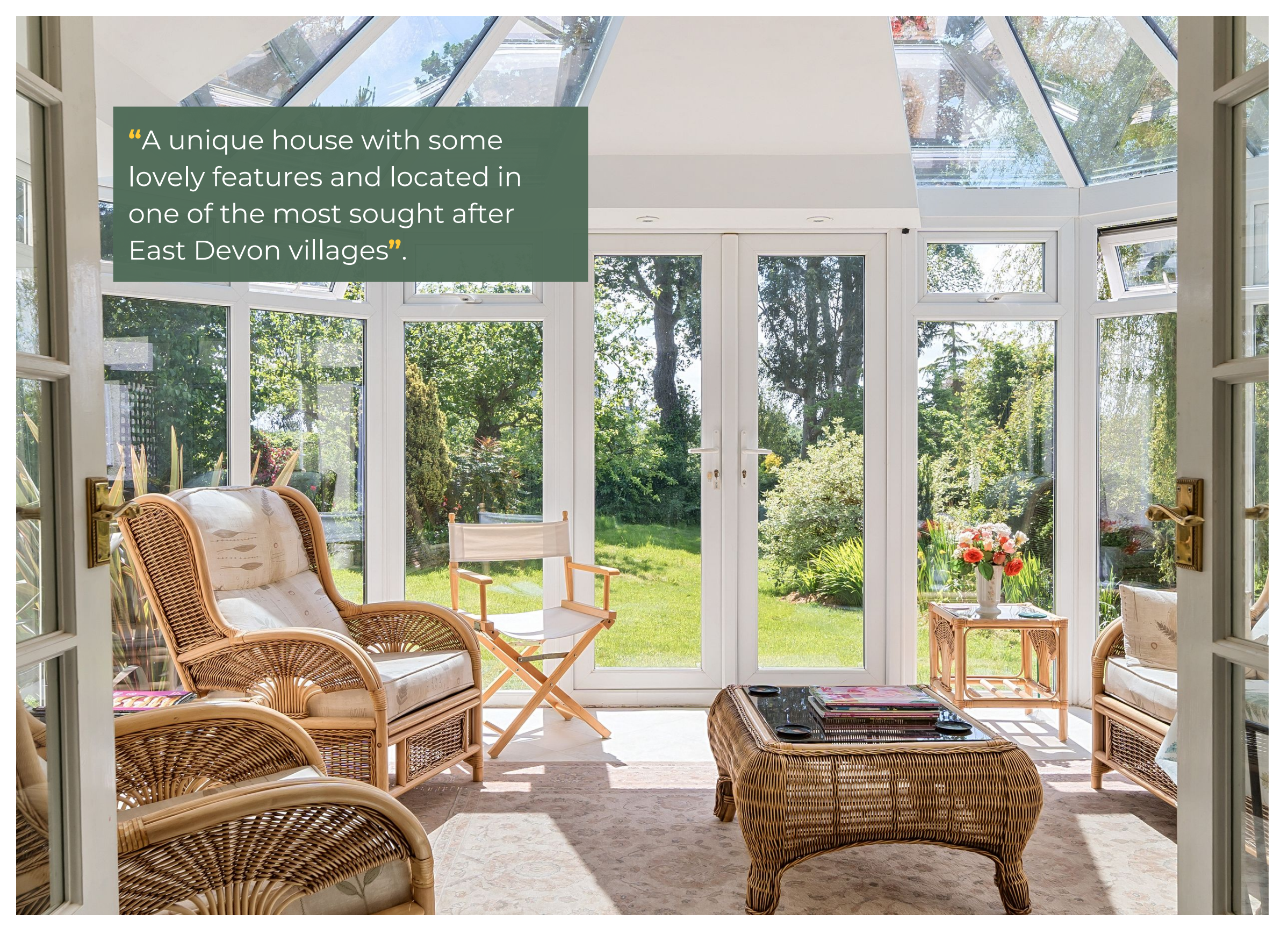


**Robert Williams**

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“A unique house with some lovely features and located in one of the most sought after East Devon villages”.





# EXTON COTTAGE

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**Exton Cottage is a spacious 4 bedroom detached property in the sought after village of Exton, situated on a large plot of approximately 1/2 an acre. The original cottage dates back to the early 1900's, and was substantially extended in the 1980s to create a large family home.**

## THE PROPERTY

The front door leads to an enclosed porch with inner door to the central hallway. From here the ground floor reception rooms are accessed and the staircase extends to the first floor. The sitting room on the West side of the house is a light and spacious room with dual aspect to the rear garden and side. Patio doors open onto the garden and allow light to flood in. Adjacent to the sitting room are the cloak room and the study, also with a rear aspect window overlooking the garden, and adjoining the study is the dining room; a versatile space central to the building. From here, double doors lead through to the conservatory which is perhaps the most charming feature of the house with its 180 degree views across the garden.

On the East side of the property is the large kitchen/breakfast room which incorporates a comprehensive range of wall mounted floor standing wooden faced cupboards, display cabinets and drawers with roll edge work surfaces, integrated double oven, fridge and 4 ring gas hob with extractor above. There is also space for dishwasher and freezer, as well as plenty of room for a table and chairs. To the rear of the kitchen is a large utility with space for a washing machine and housing the Worcester combi boiler.

The first floor is configured to maximise the views, with all four double bedrooms positioned to the rear of the building, overlooking the garden. The master bedroom is dual aspect with a good size en-suite and the second bedroom also benefits from an en-suite shower room. The family bathroom features a corner elliptical bath, low level WC and corner pedestal wash hand basin. There are also several recessed storage cupboards accessed from the landing.









## OUTSIDE

Outside to the rear of the property is the large mature garden, attractively laid to lawn with surrounding flower beds and borders, and interspersed with a selection of trees and shrubs including a lovely weeping willow, eucalyptus, fir and fruit trees. There is also a vegetable patch tucked in the corner of the garden and a large wooden storage shed. To the side of the plot is good size garden studio which provides a useful space with electrical and facility for plumbing connections. It is ideal for use as a home office, additional bedroom or craft room and has a patio frontage. To the side of the property is a large driveway laid to gravel which provides parking for 4-5 cars. Additionally the large double garage provides further parking or storage with twin doors. There are solar panels on the garage although the owner has advised that the inverter requires replacement.

## LOCATION

Exton Cottage is accessed from Mill Lane, with the house set back from Exmouth Road. Exton is perfectly located for everything the Exe Estuary has to offer. Equidistant between Topsham and Lymptone, the village has a thriving community. There are multiple public houses accessed via the Exe Estuary trail, and it is in the catchment for some excellent primary schools. There is a regular train service operating between Exeter and Exmouth.

Topsham 2.2 miles, Exmouth 4.2 miles, Exeter 7.3 miles, London Paddington 2 hours 45mins



4		bedrooms	3		bathrooms
3		receptions	5		car spaces

**Local Authority:** East Devon District Council

**Council Tax Band:** G

**Tenure:** Freehold

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**Energy Efficiency Rating:** B









# Mill Lane, EX3

Approximate Area = 2290 sq ft / 212.7 sq m

Limited Use Area(s) = 127 sq ft / 11.8 sq m

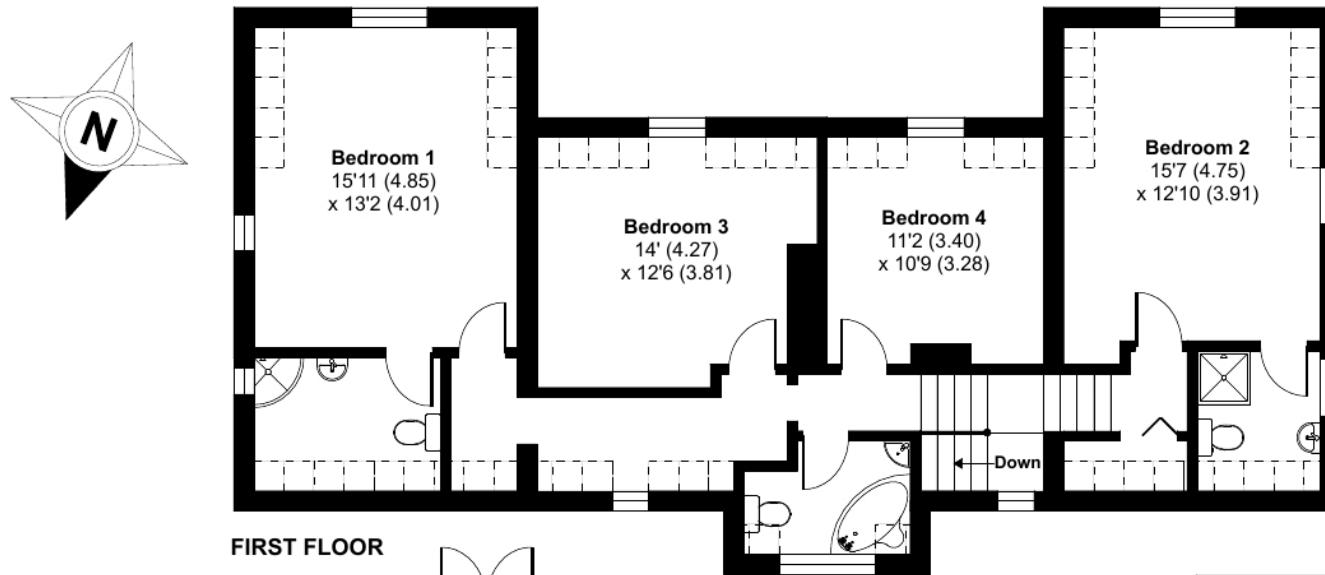
Garage = 294 sq ft / 27.3 sq m

Outbuilding = 199 sq ft / 18.5 sq m

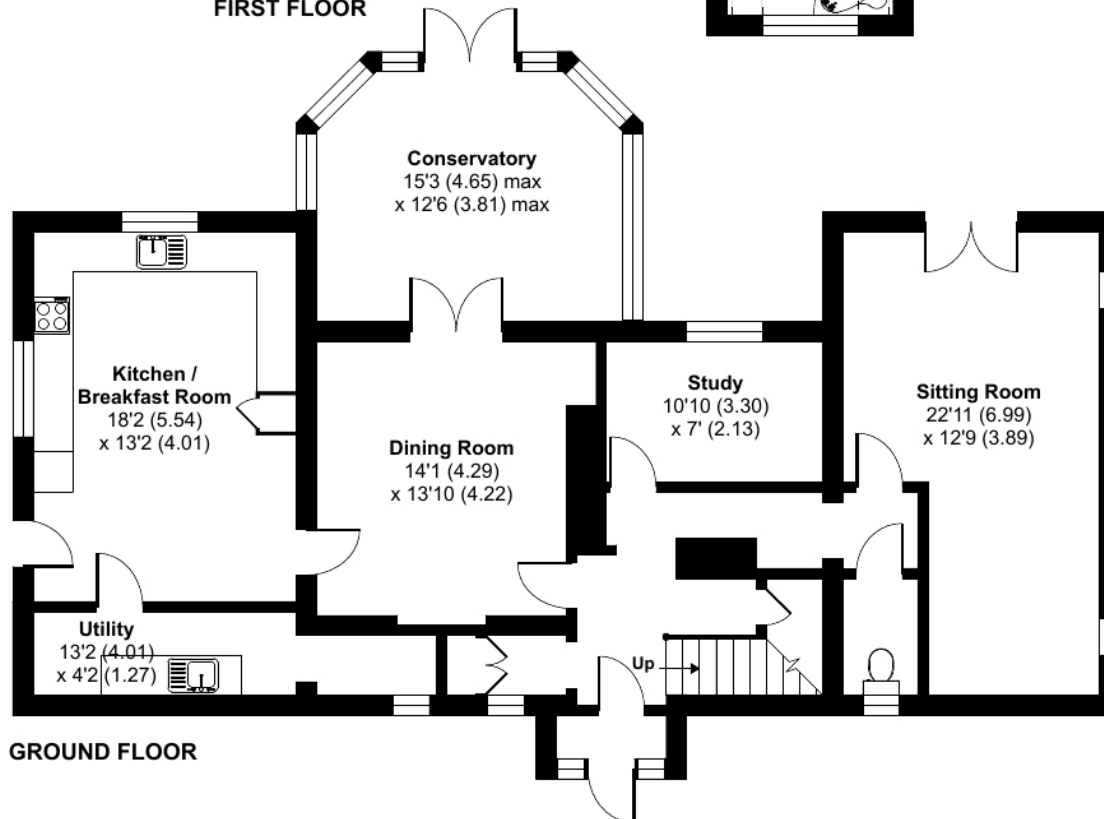
Total = 2910 sq ft / 270.3 sq m

For identification only - Not to scale

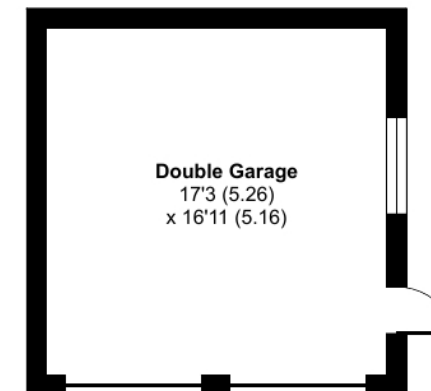
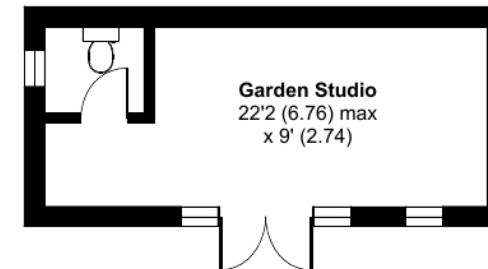
Denotes restricted head height



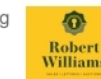
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Robert Williams Ltd. REF: 1131853







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.