



STATION COTTAGES

BROADCLYST STATION, EXETER, EX3 3AS



Robert Williams

SALES | LETTINGS | AUCTIONS

“Spacious, versatile accommodation and a quality finish throughout. We highly recommend internal viewing”.



STATION COTTAGES

BROADCLYST, EXETER, EX5 3AS

A lovely four bedroom family home, presented in immaculate condition throughout and conveniently located in the sought after village of Broadclyst. The home has been comprehensively renovated by the current owners and has a lot to offer, including four large bedrooms, master en-suite, stunning modern kitchen/dining room and useful large basement.

THE PROPERTY

The front door to the property leads to a hallway which connects to the splendid kitchen/dining room which features a beautiful shaker style kitchen complete with quartz worktops, double Belfast sink and a large central island incorporating a breakfast bar. There are integrated appliances including washing machine, dishwasher, two fridges, a freezer and space for a range cooker. This lovely kitchen is a superb space for entertaining, with plenty of room for a table and chairs.

Beyond the kitchen and at the rear of the building is the cosy sitting room with large ornamental fireplace and patio doors to the rear balcony. Stairs accessed from the rear of the sitting room lead to the first floor, which contains three large double bedrooms and the family bathroom. The two bedrooms positioned at the front of the house enjoy lovely far-reaching countryside views. The bathroom features a stylish traditional suite with roll top bath as well as double shower enclosure.

Stairs from the landing lead to second floor, which has been converted by the current owners and boasts a spacious master en-suite with four velux windows allowing light to flood in and more enviable countryside views. There is also a recess which is ideal for use as a study, with a large storage cupboard. The en-suite has a quality finish with large shower cubicle and traditional toilet/wash basin.





OUTSIDE

Outside to the front of house is a small patio area with steps leading to the front door. To the rear the South West facing covered balcony makes for a pleasant seating area and steps lead down to the garden which occupies two separate areas. A pathway leads from the area immediately adjoining the house to a larger space with lawn area, mature trees and a timber summer house. Beneath the house and accessed from the garden is a large basement which is a very useful storage space but could also be utilised as a gym, workshop or even converted into further accommodation. There is plenty of on street parking to the front of the property.





LOCATION

Broadclyst is a popular East Devon village with amenities including a post office/village store, two public houses, a church and sports centre, along with well-regarded primary and secondary schools. The property is located ideally for access to Exeter Airport and transport routes including the M5 and A30.

OUR OPINION

It is rare to find a period property available for sale in such good condition. A buyer will have the pleasure of being able to move in without the hassle of re-decorating or maintenance jobs. We highly recommend internal viewing.



4		bedrooms	2		bathrooms
1		receptions	0		car spaces

Local Authority: East Devon District Council

Council Tax Band: C

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: D





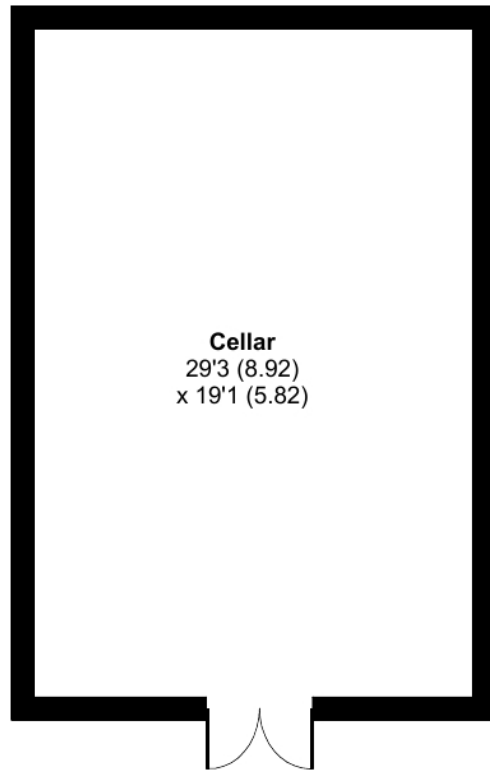
Broadclyst Station, Exeter, EX5

Approximate Area = 2379 sq ft / 221 sq m

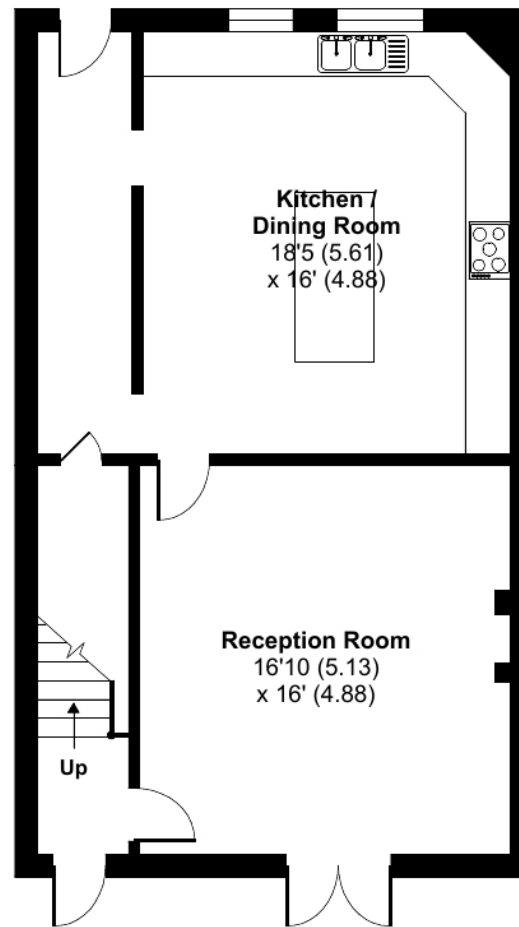
Limited Use Area(s) = 94 sq ft / 8.7 sq m

Total = 2473 sq ft / 229.7 sq m

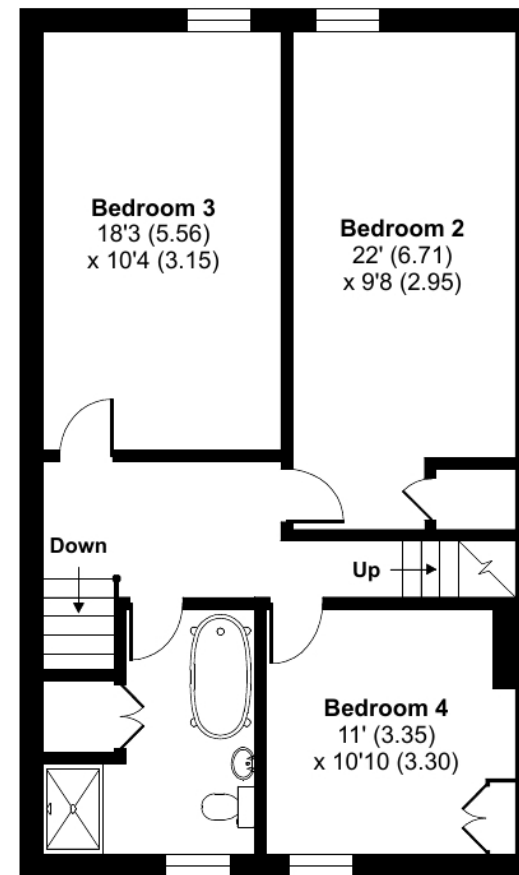
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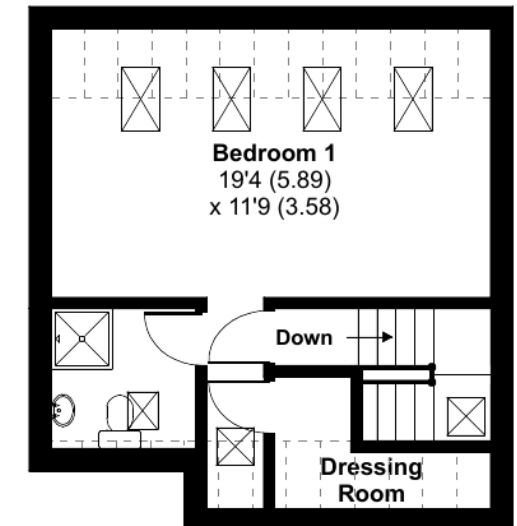
LOWER GROUND FLOOR



GROUND FLOOR



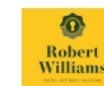
FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robert Williams Ltd. REF: 1202994





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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.