

The Rabbit Hole, Exeter, Devon





A charming, thatched cottage with **stylish accommodation**, an annexe and beautiful gardens.

Summary of accommodation

Ground Floor: Sitting room | Library | Kitchen/dining/sitting room | Utility/boot room
Two bedrooms | Shower room

First Floor: Bedroom with en suite shower room | Two further bedrooms | Bathroom

Secondary Accommodation: Sitting/dining room | Kitchen | Bedroom | Shower room

Outside: Private driveway | Gym | Office | Plant room | Boiler room | Gardens

In all about 3.72 acres

Distances

Exeter Airport 3.2 miles (1 hour to London City Airport)

M5 (Jct 30) 3.3 miles, Exeter city centre 6.4 miles

Exeter St. David's station 8.4 miles (2 hours to London Paddington)

(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Louise Glanville
01392 423111
louise.glanville@knightfrank.com



Location

The property is set in a rural location in the small village of Farringdon yet within easy reach of the popular city of Exeter. Farringdon has a village hall, a parish church, and The White Horse Inn is just outside the village. There is also a farm shop within easy reach, providing fresh produce and fish.

The villages of Woodbury Salterton and Clyst St. Mary nearby provide a choice of everyday amenities, including a pub and a primary school in Woodbury Salterton, while Clyst St. Mary has a post office, a village store, a primary school and a local pub.

Six miles to the west, Exeter provides a wide range of amenities and a wide choice of cultural activities, with the theatre, museum, arts centre and a wealth of good shopping and restaurants. Exeter also offers a fine selection of schools and is home to one of the country's most well-regarded universities.

Farringdon lies close to the East Devon Area of Outstanding Natural Beauty, and several stunning sandy beaches. The South West Coast Path is less than 10 miles away, while there are several excellent golf courses available nearby and sailing is accessible at Topsham six miles away.

The area offers excellent transport links and Exeter's four mainline train stations are all within eight miles of the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, just over three miles away, offering both local and international flights.

The property

A stunning, rarely available period thatched cottage combining original features with stylish modern living. The beautifully presented property has been extensively renovated by the current owners, exudes charm and character, whilst benefiting from the latest technology. The property also includes a one-bedroom annexe and an outdoor heated swimming pool, with wonderful countryside views.





The ground floor of the house has a welcoming reception hall with flagstone tiled flooring and a library nook. The main reception room is the comfortable sitting room with its exposed timber beams and original inglenook fireplace, while at the side there is a stunning modern extension with an open-plan kitchen, dining room and sitting area. This well-proportioned living and entertaining space has a large ceiling lantern skylight bi-fold doors opening onto the terrace, while the kitchen has shaker-style units in grey, a central island with a breakfast bar, a split butler sink and a range cooker.

Also on the ground floor are two well-presented bedrooms and a shower room, with the first floor offering a further three double bedrooms. These include one bedroom en suite, and a large bedroom accessed via its own staircase, which is ideal for use as a study or further reception room. The first floor also has a family bathroom.

The timber frame is beautifully preserved and visible throughout. The entire property benefits from high speed fibre broadband.

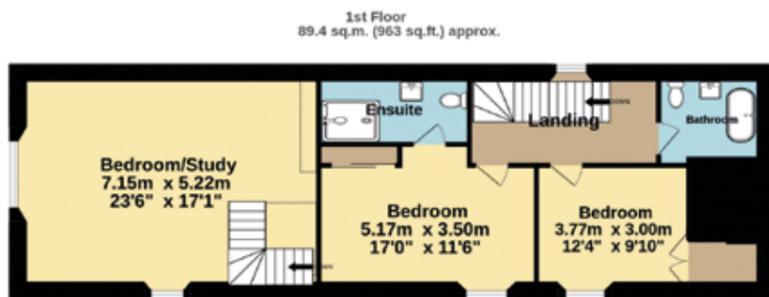
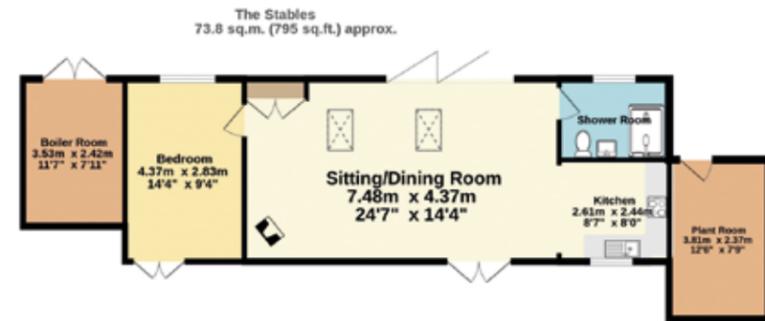


Approximate Gross Internal Floor Area

327.7 sq m (3527 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside





The Annexe

The detached annexe provides useful additional accommodation, finished and presented to the same high standards as the main house. It includes a 24ft open-plan sitting room and dining room with bi-folds, a vaulted ceiling and skylights overhead, plus a well-equipped kitchen. There is also one double bedroom and a shower room. The space is ideal for guests, as a pool house or for use as a rental property.

Garden and Grounds

The house and annexe sit in beautifully landscaped gardens, surrounded by open fields and countryside. At the entrance, security gates provide access onto the driveway, which leads to a large gravel parking area in front of the house, with space for several vehicles. The gardens include paved and gravel terracing and immaculate raised beds with various shrubs and flowering plants. There is also a large area of lawn and meadow, with post and rail fence borders. The heated swimming pool is found in its own walled garden, surrounded by a paved sun terrace and with direct access to the annexe via its bi-fold doors.



Services

Main House: Heat pumps/Bore hole, **Annexe:** Oil. Private Sewerage.

Directions

Postcode: EX5 2HY

what3words: ///bloom.rephrase.bonkers

Property information

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band F

EPC Rating: C

Guide Price: £1,750,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term "partner" to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com



