



APPLECROFT

Upexe, Devon





AN ATTRACTIVE DETACHED PERIOD PROPERTY

With a large garden set on the edge of a rural hamlet
with lovely views of the surrounding countryside.

Summary of accommodation

Ground Floor: Canopy porch | Reception hall | Sitting room | Dining room | Study
Kitchen | Utility room | Cloakroom

First Floor: Landing | Principal bedroom | Three further double bedrooms
Family bath & shower room | Family bathroom | Separate WC

Outbuildings, Garden & Grounds: Parking | Double garage | Greenhouse | Garden

In all about 0.80 acres

Distances: Silverton 1 mile, Cullompton 7 miles, Junction 28 M5 7.5 miles
Exeter city centre 8 miles, Exeter Airport 10 miles
(All distances are approximate)



SITUATION

Applecroft is situated on the edge of a small rural hamlet. The charming village of Silverton is nearby and is one of the oldest villages in Devon, offering a thriving community with two churches, GP surgery, two pubs (The Lamb Inn & The Silverton Inn) and a primary school. The gorgeous village of Thorverton is also very close which boasts further amenities and schooling and the renowned Exe Valley Farm Shop. Cullompton is roughly 20 minutes away and has a good selection of shops and local businesses for most day to day needs.

For everything else, Exeter city centre is only eight and a half miles away offering all that one would expect from a city with a cathedral and a university. There are excellent nearby transport links too. Junction 27 on the M5 is just outside Tiverton and Exeter has two railway stations providing direct services to Waterloo, Paddington, Bristol and Edinburgh.

In addition, Exeter Airport is only half an hour away with flights to both UK and international destinations. The wider area has an excellent choice of schools from both the state and independent sectors. From the latter this includes The Maynard, Blundell's and Exeter Cathedral School.





THE PROPERTY

Applecroft has a lovely setting on the edge of a rural hamlet with views over unspoilt farmland. The property has only one near neighbour and is set back about 50 yards from the passing lane, shielded behind mature hedging and trees. It therefore enjoys both peace and privacy. The house itself is unlisted and it is not known when it was built, but the older part of the house is built of Devon cob and this would indicate that it dates from the late 16th/early 17th century. It has been the much-loved family home of the current owners for 27 years and the interior is now a little dated. Owning Applecroft therefore will present its new owners with a wonderful opportunity to create an individual family home.

The house has also retained many original and characterful architectural features which include exposed ceilings, wall and roof timbers and an inglenook fireplace with a bread oven. The ground floor has four reception rooms including a centrally positioned reception hall, a 332 sq ft south-facing sitting room, study and a conjoined kitchen and dining room that catches both the morning and evening light. The latter double room has a lovely feeling of space and is fitted with units and a two-oven, oil-fired AGA. Upstairs off the house's long, central landing are four double bedrooms plus two bath/shower rooms, all with wonderful views out over the garden and surrounding countryside.



OUTSIDE

The house is approached down a hedge-lined driveway opening onto a good-sized parking area. Beside it is a double garage with the former kitchen garden behind. The garden is fabulous and extends out on three sides of the house and incorporates a level lawn fringed by hedging and several mature trees. Fringing the back of the house is a large, paved terrace enclosed by dwarf walling that has sufficient space for separate seating and dining areas and access to the dining and kitchen via a side door into the dining room.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity. Private water supply from a spring-fed well. Private drainage (septic tank). Oil-fired central heating & AGA.

Local Authority: East Devon District Council (www.eastdevon.gov.uk)

Council Tax: Band G

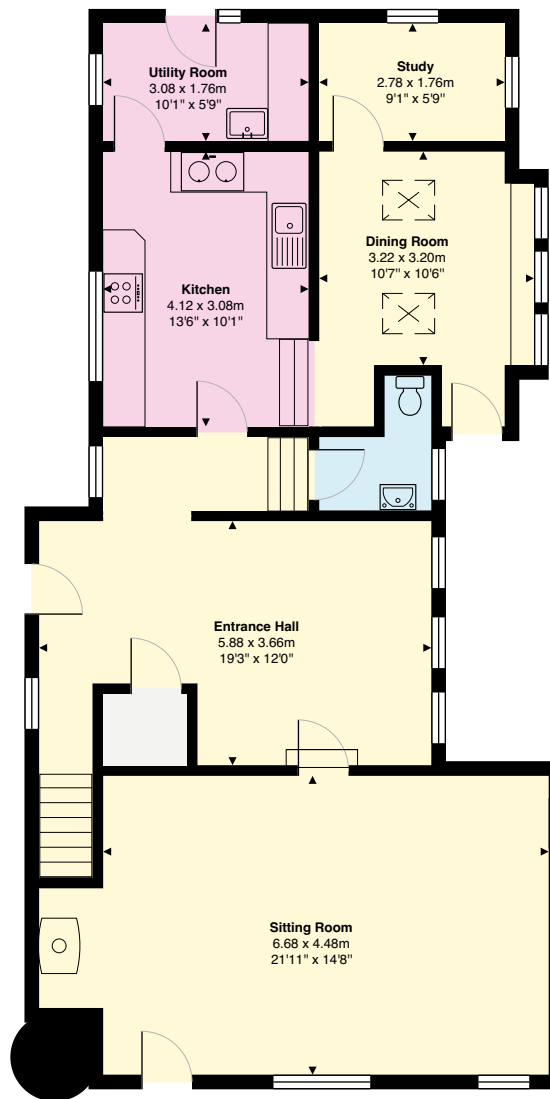
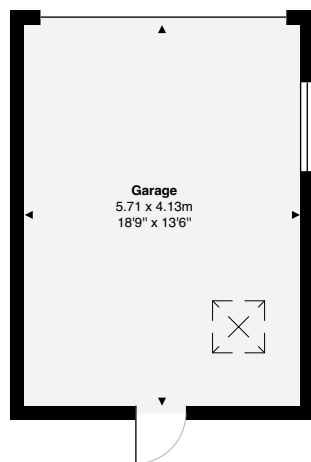
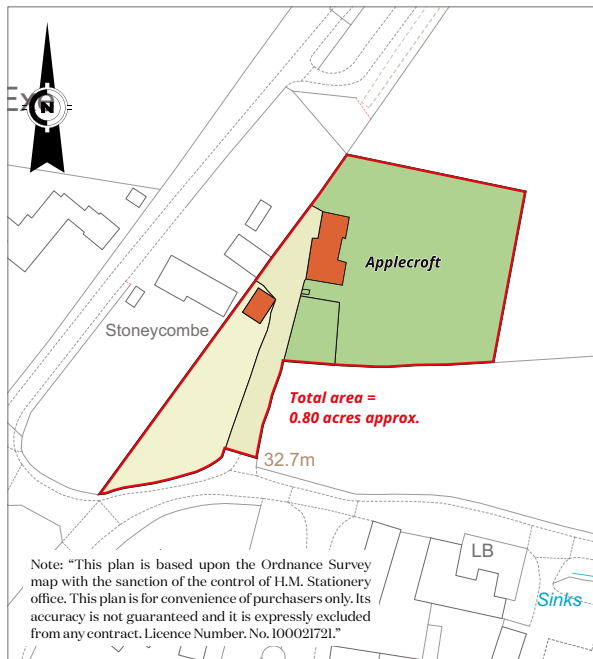
EPC Rating: F

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP

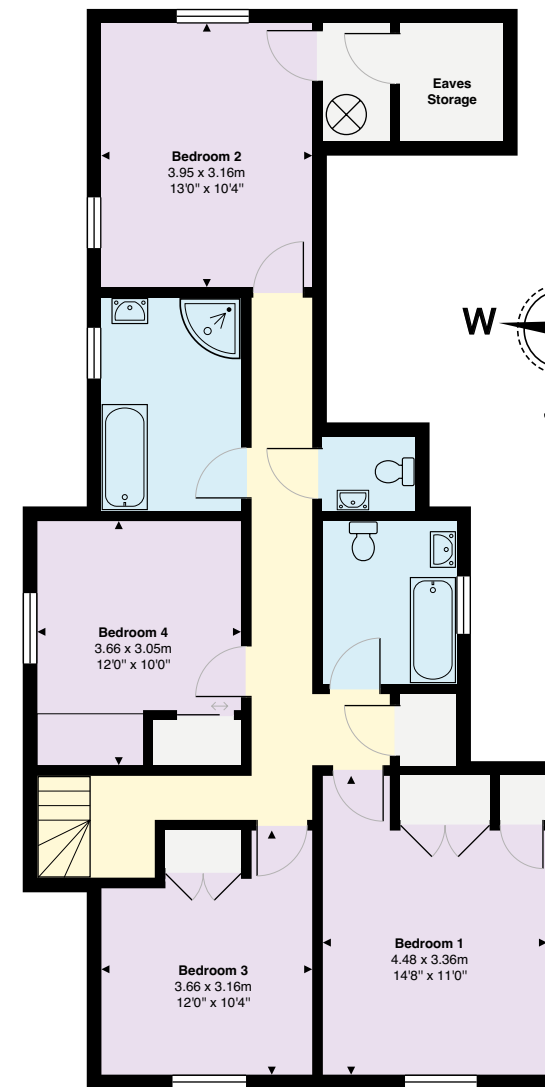
DIRECTIONS

From Exeter head north out of the city on Cowley Bridge Road/A377. On the northern edge of the city turn right off a small roundabout onto Stoke Road/A396. After about five and three quarters of a mile turn left, signed to Upexe. The driveway entrance to the property will be found on the right after about 400m, just before a bench and the community noticeboard.





Ground Floor
Area: 100.3 m² ... 1079 ft²



First Floor
Area: 85.9 m² ... 925 ft²

Approximate Gross Internal Area
186.2 sq m / 2004 sq ft (excluding garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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