



Fairlawns





# Fairlawns Normans

Plymtree, Cullompton, Devon, EX15 2JZ

J28 of M5 5 miles Honiton 8 miles Exeter 13 miles

Handsome 5 bedroom family home with lovely views and  $\frac{3}{4}$  acre of grounds in private position

- Far reaching views
- Attractive 1970's brick house
- 5 Reception rooms
- Barbeque Lodge
- Freehold
- Backing on to open fields
- 5 Double beds (master en suite)
- Oak frame car port & workshop
- 3/4 acre grounds
- Council Tax band: G

Guide Price £850,000

## SITUATION

Set on the edge of the popular village of Plymtree, the property is located in a tucked away location with a high level of privacy. The popular village of Plymtree has a primary school, church, pub and community run shop. Nearby Honiton has a station on the London Waterloo line and access to the A30 whilst access to J28 of the M5 is at Cullompton.

The university and cathedral city of Exeter has an extensive range of shopping, private and state schooling and recreational facilities as well as railway stations on the London Paddington and Waterloo lines and an International Airport. The London Paddington line is also accessible at Tiverton Parkway just 11 miles away.





## DESCRIPTION

This handsome house with brick elevations and elegant yet modern layout was built in 1970's, and placed proudly within its generous grounds.

To the right of the hall is a good sized double aspect sitting room with feature fireplace. This room flows seamlessly to the garden room beautifully glazed bringing the feeling of the outside in.

The entrance hall, opens to form a larger dining hall leading onto the kitchen/breakfast room, itself fitted with a range of units, a Franke sink with waste disposal drain, central island, space for dishwasher and fridge, with cooking on an electric Everhot cooker with hot plate and induction hob.

Beyond the kitchen is the utility and generous family room, heated with a contemporary wood burning stove, with a vaulted ceiling and French doors opening to a patio.

Also on the ground floor is a large study, WC and a bathroom/dog room.

On the first floor are five good sized bedrooms, the master bedroom with dressing area and recently replaced en suite shower room. There is also a family bathroom.

## OUTSIDE

Approached via a tarmac drive, through an electric five bar gate, there is parking and turning for several cars.

## OAK FRAMED CAR PORT

This traditional Oak Frame building on a brick plinth, is big enough to hold two large cars with additional storage to the rear and an enclosed secure workshop to onside. There is also a log store.

## GARDENS

Wrapping around three elevations of the house, the near level gardens are laid to lawn with attractive flower beds, established orchard, greenhouse, garden shed and an old well, all enclosed by an attractive mature hedge.

## BARBEQUE LODGE

Set at the bottom of the garden, the owners have installed a timber barbeque lodge, set around a central fire pit with seating and double glazing for extended use throughout the seasons.

## SERVICES

Mains water (metered), drainage and electric. Oil-fired central heating. Superfast broadband (upto 49mbs download) Mobile coverage available outside with EE, O2, Three and Vodafone (Ofcom)

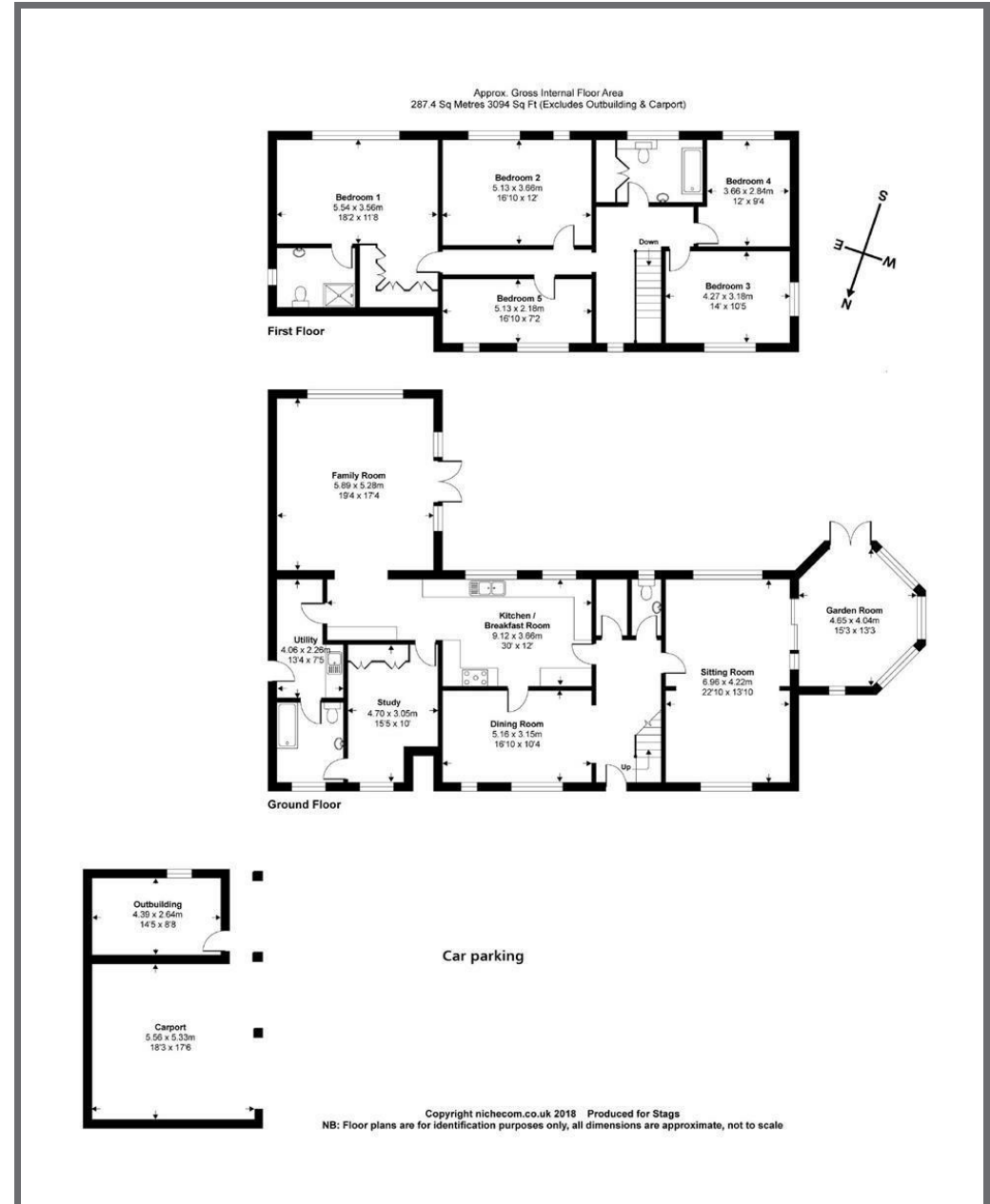
## DIRECTIONS

From the A373, Honiton to Cullompton road, turn south at Post Cross, following the signs to Plymtree. As you come into Normans Green at the crossroads, turn right and after about 50 yards, turn left into Sandersfield. Go straight to the end and onto the drive through a low box hedge.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Current: 53 Potential: 81

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