



10, Grange Cottages



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Rockbeare, Exeter, Devon EX5 2EP

Exeter: 8.3 miles Honiton: 10 miles Exeter Airport: 3.7 miles

Four bedroom barn conversion with good sized garden, garage and parking in Rockbeare.

- Close To Popular Village
- Four bedrooms
- Air Source Heat Pump
- Freehold
- Garage
- Countryside views
- Garden And Off-Road Parking
- Council Tax Band E

Offers In Excess Of £450,000

SITUATION

The property is located in the popular East Devon village of Rockbeare with a church, pub and excellent primary school. The town of Ottery St Mary is approximately 5 miles and provides a good range of day-to-day shops and facilities as well as a Sainsbury's supermarket. The new town of Cranbrook is also nearby and has schooling, good transport links, and a railway station on the Waterloo Line. In addition, Exeter International Airport is within easy reach as are the major routes accessing the county and beyond (M5/A30/A38)



DESCRIPTION

Grange Cottages is a small collection of barn conversions, formerly the stables and outbuilding for the large nearby country house known as The Grange.

Number 10 Grange cottages is a spacious and well presented four bedroom property, offering versatile accommodation arranged over split levels. On the lower ground floor is the kitchen which is fitted with a range of wall and base units and has space for a small breakfast table, and door leading to the useful utility room which has a door leading to the garden. There is a bathroom and further reception room on this level with further doors leading to the garden. The living room is on the ground floor and is a spacious light room with doors leading to a balcony where the countryside views can be appreciated. From the sitting room, stairs rise to the first floor where there is a good sized double bedroom. On the ground floor are a further three double bedrooms and the cloakroom.

OUTSIDE

The excellent size rear gardens are a particular feature of the property, with fantastic views across the East Devon countryside, the garden is laid to lawn with a variety of established shrubs and borders as well as having a large patio area to enjoy the views. There is a summer house and side access to the front garden.

To the front of the property is a paved courtyard, with access with the single garage and parking for one car.

SERVICES

Mains electricity and water. Shared private drainage. An air source heat pump is used for the central heating system.

This property has the benefit of standard broadband. (Ofcom) Three, Vodafone and o2 mobile phone signal available.

DIRECTIONS

From the M5 at Exeter head east towards Honiton on the A30, come off at Daisymount and continue along the old A30 towards Whimble and Cranbrook. Continue past the garage on the right and then take the next left on to Gribble Lane. Proceed along the lane and take the first right turn into the drive and the property will be at the end of the road on the left.



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.



10, Grange Cottages, Lane To Grange Cottages, Rockbeare, EX5 2EP

Ground Floor

- Bedroom 1: 3.35 x 4.18m (11'0" x 13'9")
- Bedroom 2: 3.08 x 3.32m (10'1" x 10'9")
- Bedroom 3: 3.15 x 3.20m (10'4" x 10'6")
- Lounge: 5.11 x 3.00m (16'9" x 9'10")
- Kitchen / Breakfast Room: 3.15 x 3.20m (10'4" x 10'6")
- Dining Room: 3.08 x 3.00m (10'1" x 10'0")
- Bathroom
- Hall
- W.C.
- Washing Machine (W)
- Up to First Floor
- Down to Lower Ground Floor
- Up to Ground Floor
- Down to Ground Floor
- Balcony

Lower Ground Floor

- Sun Room: 2.75 x 2.50m (9'0" x 8'2")
- Kitchen / Breakfast Room: 3.15 x 3.20m (10'4" x 10'6")
- Dining Room: 3.08 x 3.00m (10'1" x 10'0")
- Up to Ground Floor
- Down to Ground Floor

First Floor

- Bedroom 4: 3.07 x 4.12m (10'1" x 13'5")
- Up to Second Floor
- Down to Second Floor

Garage

- 4.19 x 4.02m (13'9" x 13'3")

..... indicates being built

Total Area: 153.0 m² ... 1647 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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