



4, Lower Farthings



**STAGS**



# 4, Lower Farthings

Newton Poppleford, Sidmouth, EX10 0HE

Sidmouth: 4 miles Honiton: 11 miles Exeter: 12.5 miles

An immaculately presented three bedroom detached bungalow with far-reaching countryside views. EPC C

- Accessible location
- Three bedrooms
- Garage and driveway parking
- Countryside views
- Front and rear gardens
- Recently renovated
- Additional cloakroom/WC
- EV charging point
- Freehold
- Council Tax Band D

Guide Price £450,000

## SITUATION

4 Lower Farthings is located in an elevated, sought after cul-de-sac location, within the popular village of Newton Poppleford.

This large East Devon village is located within the East Devon Area Of Outstanding Natural Beauty and has a useful range of amenities including a Post Office, public house, hairdressers, primary school and a historic church. The village also benefits from bus stops with a regular service into Sidmouth, Budleigh Salterton, Exmouth and Exeter.

The Regency coastal town of Sidmouth, famous for its annual folk festival and beaches which are part of the Jurassic Coast UNESCO World Heritage Site, is easily reached by car or bus and offers further shops, a Waitrose store and choice of independent and state education. To the west is Junction 30 of the M5 motorway and the outskirts of the city of Exeter. From Exeter City Centre there are train links to both London Waterloo or London Paddington, also easily accessible for Exeter International Airport.





## DESCRIPTION

This detached, three bedroom bungalow has been recently refurbished to create a modern home that enjoys stunning and far-reaching views around the Otter Valley and Mutters Moor.

The spacious single-storey accommodation features an inviting entrance hall with a useful storage cupboard and a convenient cloakroom/WC. The dual-aspect, open-plan sitting room and kitchen/dining area is a wonderfully versatile entertaining space. The modern kitchen boasts a range of wall and base cabinets, integrated appliances, and quartz work surfaces with an inset induction hob and extractor above, and excellent storage. Large windows and sliding doors offer access to, and picturesque views of the rear garden. The bathroom includes a steel bath, mains shower overhead with both waterfall and hand held outlets, a WC, and a vanity basin/unit. The master bedroom offers countryside views and four fitted wardrobes for ample storage. There are two additional bedrooms, both recently redecorated with fitted wardrobes in bedroom two.

The refurbishment includes a recently fitted kitchen and bathroom, along with double-glazed windows and doors. The property has been re-wired and re-plumbed throughout, as well as a new central heating system, flooring, internal plastering, and re-decoration. A sun terrace and a bespoke timber cabin have been added as part of the refurbishment. Comprehensive garden maintenance has been carried out to create a beautiful garden.

## OUTSIDE

The front garden borders the bungalow, ensuring privacy whilst allowing the beautiful views to be enjoyed from inside. Gated pathways lead to the rear garden and the front of the bungalow, which features an Oxford blue composite front door. The driveway extends to a single garage with a remote-controlled roller door, offering off-road parking for two cars and an electric vehicle (EV) charging point.

At the heart of the rear garden is an elevated sun terrace, perfect for outdoor dining with wonderful countryside views. On one side of the garden, a bespoke cabin with insulation and fitted wood shutters offers a cosy retreat or garden studio. Pathways lead through the garden to a secondary patio area, greenhouse, garden pond and lawned area. The garden is equipped with external electric lighting for evening enjoyment. Mature trees and shrubs provide great privacy, colour, and interest throughout the seasons.

## SERVICES

All mains services connected. Gas-fired central heating.

Standard and Superfast Broadband available. Good mobile signal with Three, 02, Vodafone and EE (Ofcom).

## DIRECTIONS

From Sidford, follow the A3052 into Newton Poppleford. Take a left down School Lane and past the primary school. Lower Farthings is on your right. Number 4 is the second property on your right hand side.





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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Bank House, 66 High Street,  
Honiton, Devon, EX14 1PS

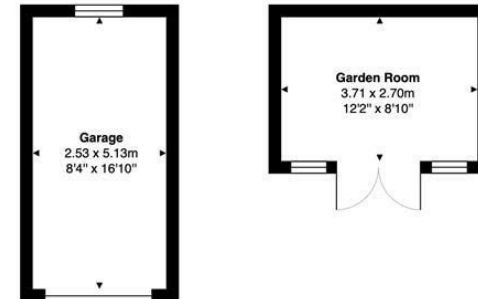
honiton@stags.co.uk

01404 45885

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Ground Floor



Total Area: 94.9 m<sup>2</sup> ... 1021 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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