



10, Grange Cottages



**STAGS**



# 10, Grange Cottages

Rockbeare, Exeter, Devon EX5 2EP

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

This beautifully presented home offers spacious and versatile accommodation, with a bright and airy living room opening onto a balcony, a well-appointed kitchen with a separate utility room, and four generously sized bedrooms arranged over split levels. Complementing the interior, the stunning rear garden boasts views across the East Devon countryside, while the front of the property includes a paved courtyard, a single garage, and parking for one car.

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

Guide Price £390,000

## SITUATION

Prime Village Location with Excellent Amenities

Nestled in the sought-after village of Rockbeare, this property offers the perfect blend of countryside charm and modern convenience. The village boasts a welcoming community, a historic church, a traditional pub, and an outstanding primary school. Just 5 miles away, the charming town of Ottery St Mary provides a wide range of shops, local amenities, and a Sainsbury's supermarket.

The nearby new town of Cranbrook offers additional schooling, excellent transport links, a railway station on the Waterloo Line, and a Morrisons supermarket for added convenience. For those needing to travel further afield, Exeter International Airport is within easy reach, as are major road networks including the M5, A30, and A38—providing seamless access to the rest of the county and beyond.





## DESCRIPTION

Grange Cottages is an exclusive collection of characterful barn conversions, originally the stables and outbuildings of the grand country house known as The Grange. Nestled in a picturesque setting, this unique development offers a blend of historic charm and modern living.

Number 10 Grange Cottages is a spacious and beautifully presented four-bedroom home, thoughtfully designed with versatile accommodation arranged over split levels.

On the lower ground floor, the well-appointed kitchen features a range of wall and base units, with space for a small breakfast table. A door leads to a practical utility room, which provides direct access to the garden. This level also includes a bathroom and an additional reception room, offering flexibility as a home office, playroom, or snug, with further doors opening onto the garden.

The ground floor is home to a bright and airy living room, the heart of the home, with doors leading out to a charming balcony where stunning countryside views can be enjoyed. Three generously sized double bedrooms and a cloakroom complete this level.

From the sitting room, stairs rise to the first floor, where a further spacious double bedroom provides a peaceful retreat.

This beautifully presented home effortlessly combines character features with modern convenience, offering a unique and versatile living space in an idyllic countryside location.

## OUTSIDE

The rear garden is a standout feature of the property, offering an excellent size and breathtaking views across the East Devon countryside. Predominantly laid to lawn, the garden is beautifully enhanced by a variety of established shrubs and well-tended borders. A spacious patio area provides the perfect spot to relax and take in the stunning surroundings. Additionally, there is a charming summer house, and side access leads to the front garden.

At the front of the property, a paved courtyard provides access to the single garage and offers 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.

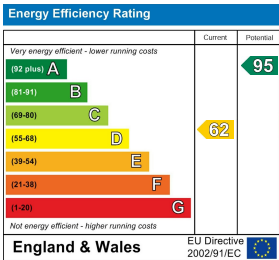
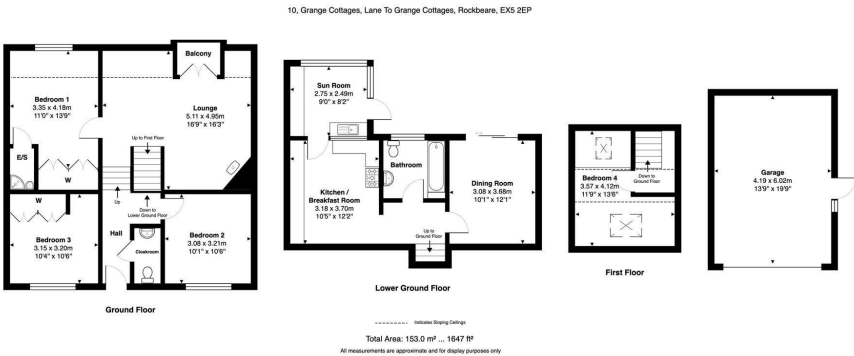
## DIRECTIONS

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.



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