



East of **EXE**
ESTATE AGENTS

Whitegates
Topsham £995,000

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An elegant detached late Victorian double fronted residence built in 1902 and nestled within its own generous gardens and grounds abutting open fields and enjoying rural views towards the marshlands of the River Clyst. This beautiful property has been modernised throughout to an exceptional standard whilst retaining a number of features associated with its period of construction including high ceilings and open fireplaces. The extensive accommodation throughout comprises of a newly installed top of the range kitchen/breakfast room, three reception rooms offering elegant period charm, a basement perfect for a cinema/games room, four generous bedrooms including master ensuite and a fifth bedroom currently utilised as a dressing room. Externally several well built outbuildings can be found including double garage, utility room and Studio/office. The property enjoys west facing gardens and grounds extending to approximately half an acre including lawns and dining patio terraces. Whitegates is located on the Clyst Road approximately 1.5 miles from the town of Topsham and a short distance from Sandy Park Rugby Ground and The Courtyard Hotel. The Blue Ball Inn is also within walking distance and Clyst Road enjoys a pick up bus service for children attending Clyst Vale school.

Detached Period Property

- | Four Bedrooms With Master En-Suite
- | Elegant Designer Kitchen
- | Spacious Lounge / Diner
- | Character Sitting Room
- | Stunning Family Bathroom | Shower Room
- | Utility Room | Cellar | Double Garage & Studio
- | Magnificent Gardens

APPROACH

Set back off the road behind a stone wall with entrance pillars, a concrete drive leads down to the garage at the rear, and to the side is a large gravel parking area with a five bar gate providing access to the garden. A small path leads to the side door with a storm porch over the top.

KITCHEN / BREAKFAST ROOM 4.95m by 3.82m

The side door brings you directly into the kitchen, where you can immediately see that this property is going to impress. The stunning 'in-frame' blue 'Shaker' kitchen is topped with a solid quartz worktop and set against a light wood effect Karndean flooring. This amazing kitchen does not lack in storage or for mod cons, with all appliances discretely built-in along with some lovely additions of double oven and proofing drawer, induction hob and inset extractor and a beautiful coffee machine. The peninsular island extends out to form a breakfast bar and to the side a beautiful wooden topped bonquette runs along the wall creating additional seating and storage.

DINING ROOM 9.96m by 3.24m

The open planned dining room is a delightful character room with broad stripped wooden floor boards and tall floor to ceiling cupboards built into the chimney breast.



LIVING ROOM 5.05m by 3.96m

Opening off from the dining room the living room continues with the beautiful stripped flooring. A stunning box bay window to the front over looks the front garden and lets light flood into the room, and a black solid fuel stove sits upon a slate hearth with a wooden mantle over the top.

UTILITY ROOM

Across the hall the utility room has space for washer and drier with a spacious cupboard to the side.

SHOWER ROOM

On again is the shower room with its large walk-in shower cubicle and matching W.C and basin and storage cupboard to the corner.

SITTING ROOM 5.65m by 4.00m

The sitting room is a truly delightful room with light pouring in from the bay window. Once again stripped floor boards run through the room and an elegant central fireplace sits upon a slate hearth with a white mantle and fire surround.

LOBBY & HALLWAY

The hallway itself continues to reveal the elegance of this house with its intricate staircase and beautiful tiled floor. The lobby with its glass panelled door hosts the front door that leads in from the front garden beyond.

CELLAR 5.53m by 3.71m

A door under the stairs, leads down to the cellar, where this room has potential for a home cinema/further reception room.

BEDROOM 4 3.82m by 2.52m

Up on the turn of the stairs is bedroom four, which is a generous room with double aspect windows.

BEDROOM 3 3.96m by 3.24m

Next along is bedroom three. A very spacious double room with character double aspect corner windows and built-in wardrobe to the side of the chimney breast.

MASTER BEDROOM & En-Suite 5.05m by 3.96m

The master bedroom is a delightful light and airy room with its beautiful box bay window. To the centre is a stunning fireplace with wardrobe space built into the sides. Off to the side, the en-suite has been fitted with a corner shower cubicle with matching W.C and vanity basin, and finished with wooden panelled walls.

BEDROOM 2 4.38m by 4.00m

Across the landing, bedroom two is an equally beautiful room with a further delightful fire place and box bay window letting the light flood into the room.

DRESSING ROOM 2.89m by 1.54m

To the middle of the house is a small dressing room located just off the bathroom.

FAMILY BATHROOM 4.00m by 2.40m

This elegant room has been tastefully decorated and provides an attractive free standing bath, an over-sized walk in shower, along with a double sink vanity unit and W.C, and the whole room has been beautifully tiled throughout.

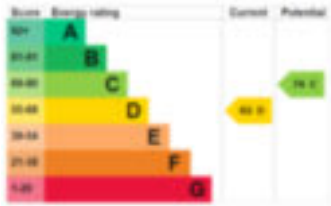
OUTBUILDINGS Garage 5.22m by 5.54m

The garage is fitted with light and power and has a fob operated roller door to the front, opening off to the rear is a sizable workshop. Along again is the studio with access from the side of the building, and lastly the storage shed to the rear.

GARDENS

The gardens at Whitegates are the jewel in the crown of this property. The extensive grounds are mainly laid to lawn with the borders filled with trees and flowering plants and shrubs. A beautiful patio extends out from the front door running over two levels with a raised area for seating. To the bottom of the garden a small hunters gate opens through a privet hedge to reveal a further second extensive garden below from which you can gaze upon the views across the marshlands of the River Clyst below.





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