



East of 
ESTATE AGENTS

Mirey Lane
Exeter £275,000

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A charming period mid-terrace cottage, dating back to the 1800s, situated in the heart of Woodbury. This characterful home boasts an abundance of original features, including a prominent chimney stack and character solid wood brace and ledge doors.

Period Mid-Terrace Property | Two Bedrooms | Open Plan Lounge Diner | Kitchen | Bathroom | Front Garden | Desirable Village Location |

The cottage is entered through a stable front door, opening directly into the open-plan lounge diner. This inviting space features exposed wooden flooring and a large character fireplace, complete with a cast iron fire set on a slate hearth, framed by a wooden mantle and surround. A winding staircase rises to the first floor, with a useful storage cupboard neatly tucked beneath. The property also benefits from gas central heating throughout.

At the rear of the property, the kitchen is fitted with bespoke solid wood shaker-style wall and base units complemented with black old-style handles and hinges, and topped by a black marble-effect worktop with white ceramic inset sink, enhancing the traditional feel.

From the kitchen, a door leads to the bathroom, where a white bath with a wooden side panel is accompanied by a shower over. The sink, a bowl-style design set upon a wooden pedestal with shelving, adds to the home's rustic character. A WC is positioned to the side, and the walls are adorned with cream limestone-effect tiles and a decorative tiled dado rail.



Upstairs, two well-proportioned bedrooms offer comfortable accommodation. The second bedroom features a large character chimney breast with an ornate Victorian black cast iron fireplace, complete with a wooden mantle and surround. The primary bedroom is a bright and airy space, with twin windows that flood the room with natural light and offer picturesque views over the village.

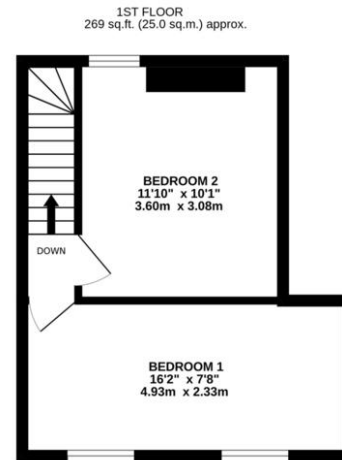
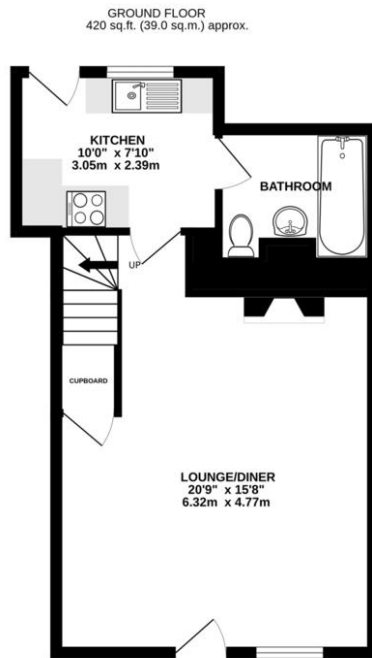
GARDEN AND GROUNDS

The front garden is a delightful space, bordered by a cobblestone wall with a gate and pathway leading to the front door. Garden beds filled with herbs and flowers, along with a cherry tree, add to the charm of this area. A paved section in front of the house provides space for seating, offering a pleasant spot to enjoy the surroundings. Although there is no private rear garden, the owner has a right of access across the rear courtyard garden to the adjoining lane.

LOCATION

Positioned in the very heart of the sought-after village of Woodbury, the property is within easy reach of an excellent selection of local amenities. These include well-regarded pubs such as The White Hart and The Maltsters, as well as a variety of independent shops. Woodbury C of E Primary School is just a short walk away, along with the community playing fields, tennis courts, and cricket grounds. The property also offers convenient access to Exmouth, Exeter, and Topsham, making it well-placed for commuting and enjoying all that the region has to offer.





TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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