



SOUTHGATE

ESTATES

*Windwhistle Cottage,
80 Glasshouse Lane,
Exeter, EX2 7BZ*

£620,000



Detached Four Bedroom House, Private Garden,
Land to the Front (*by separate negotiation*),
Well-Proportioned, Off-Road Parking,
Recently fitted Kitchen & Bathrooms,
Nearby Walking & Cycle Routes

A beautifully presented and substantial detached family home, ideally positioned in a little-known back-water location, in the Countess Wear area of Exeter. This four bedroom detached property has far-reaching views over the nearby countryside and the River Exe. With easy access to the South West Coast Path, King George V Playing fields and Riverside Country Park, this location is ideal for any keen walkers and cyclists.

As well as a private enclosed garden to the side of the property, there is a further large garden immediately to the front of the property which is available by separate negotiation.

To fully appreciate all this unique home has to offer, internal viewings are highly recommended.





Ground Floor The ground floor of this property has recently been remodelled and includes a beautifully appointed kitchen. Forming the central hub of the house, the recently installed fitted kitchen has grey-blue doors and ivory quartz worktops, as well as built-in appliances and an induction hob. The central island offers an ideal seating area for family dining. The downstairs bedroom, which features an en suite shower room, could also be used as a further reception room. The ground floor also includes a spacious dining room, a utility room, a downstairs cloakroom, and stairs leading to the first floor.

First Floor The first floor comprises a wonderful living room, three double bedrooms with an en suite to the master, and a family shower room. The property's living room is located on the first floor, taking full advantage of the countryside views. There are patio doors that open to the first-floor conservatory and further sliding doors leading to the raised decking areas. Both the conservatory and decking areas share the same far-reaching views. The master bedroom has a further beautifully appointed bathroom, comprising a four-piece contemporary suite. All of the bedrooms offer attractive countryside views across the River Exe and are finished to a high standard.



Gardens, Grounds & Parking The house has a South-West facing raised deck area attached to the living room, offering a fantastic place to enjoy the evening sun. A pathway leads around the rear of the house to a further private landscaped garden, which consist of raised beds and a summerhouse (with electricity), set around terraced areas of porcelain paving. To the front of the property, there is a larger garden/meadow area, that is accessed by a five-bar gate. This area offers the perfect opportunity for the keen gardener or could potentially be used for a variety of other purposes, this separate piece of land is available to purchase on a separate deed/transaction for a guide price of £30,000 to £40,000. Private parking for one vehicle is available immediately adjacent to the front of the property and there is a further gravelled area by the entrance to the meadow-garden. Additional parking could be created in the front garden if required.

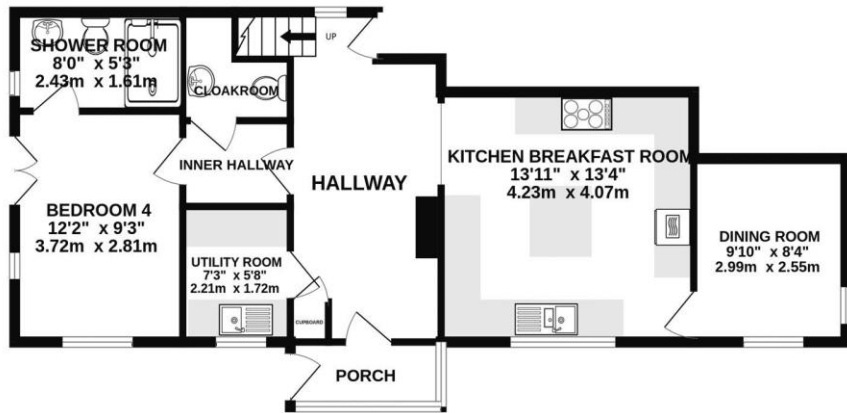
Location Windwhistle Cottage is located on a country lane, amongst a number of attractive period houses and thatched cottages. This location is popular with dog-walkers, ramblers and cyclists. The picturesque fishing town of Topsham is approximately 1½ miles away and can be reached at low tide by the riverside path for those who don't mind getting their feet a little muddy. There are other walks nearby, making it an ideal choice for dog-walkers. For those looking to commute, the Countess Wear area is ideally placed for access to the A38 if heading South, or the M5 for those looking to head North. At just 2 miles from Exeter City Centre, and enjoying excellent cycle and walking routes through the riverside country park, the location is popular with those working in the city centre.

Property Information Tenure: Freehold. Council tax band: C.

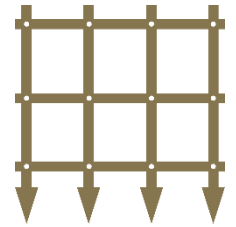
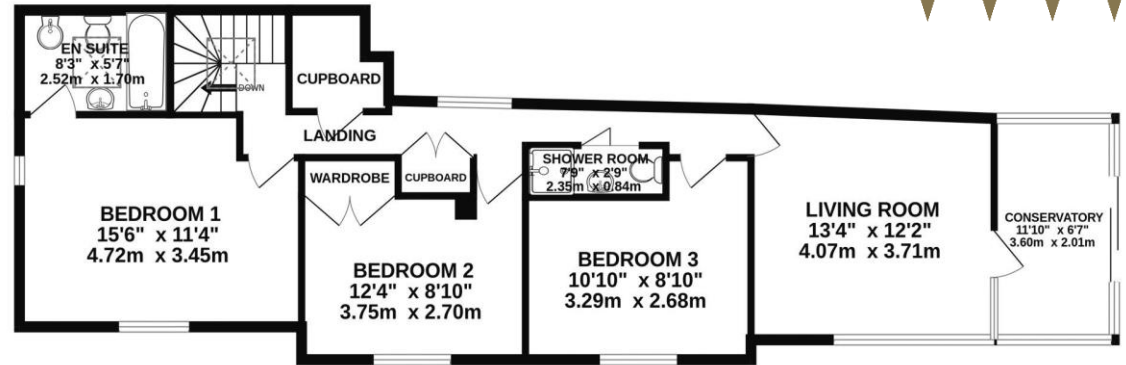




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

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