



naomi j ryan
estate agents



Detached Bungalow



Bedrooms: 7



Bathrooms: 2



Receptions: 1



Gas Central Heating



Double Garage



Garden: Type here



Council Tax Band: G

Guide: £795,000 Freehold



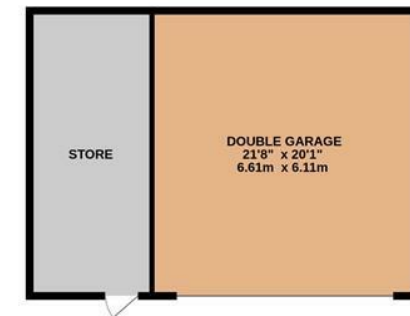
Stoke Canon,
Exeter, EX5 4EG

www.naomijryan.co.uk

GROUND FLOOR



GARAGE



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.



SUMMARY

A superb seven-bedroom detached bungalow, formerly run as a bed and breakfast by the current owners, set in grounds of approximately 0.67 of an acre. With panoramic views across the Exe Valley, the bungalow offers versatile accommodation, perfect for those looking for a property that supports multi-generational living.

Nestled within the beautiful Devon countryside this wonderful home sits on the outskirts of the village of Stoke Canon. A range of amenities can be found within the village such as a Public House, a local corner shop, a well-regarded primary school and a church. The city of Exeter lies approximately 5 miles away offering fantastic access to travel links such as the M5 & A30, Exeter Airport & St Davids Train Station with connections to Paddington & Waterloo.

The spacious accommodation is arranged over two floors and comprises entrance hall, an impressive 31' 2 (9.5m) dual aspect living/dining room with a feature fireplace, kitchen, four ground floor bedrooms and a ground floor bathroom. On the first floor are three further bedrooms, one with a walk-in dressing room (currently set up as a bedroom) and a first-floor bathroom. A separate utility room is accessible from the garden.

Outside are exceptional gardens and grounds to four sides, a sweeping driveway to the front provides off-road parking for several vehicles in front of the double garage. Adjoining the garage is a useful storage room.

The gardens comprise areas of lawn, a vegetable patch, an orchard area with apple trees, and a patio area immediately to the rear, planted with a variety of mature shrubs and seasonal flowers. The gardens have an incline providing elevated views from the top and taking in the stunning scenery over the surrounding countryside.

Early internal viewing is highly recommended.

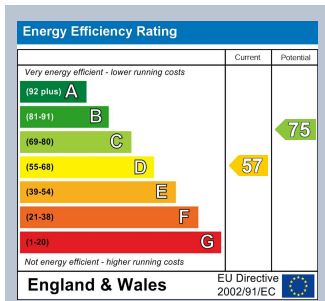
VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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