



Half Moon, Exeter
£375,000 - £400,000





Moorlake Half Moon

Newton St. Cyres, Exeter, Devon, EX5 5AB

Guide price £375,000 - £400,000

On the market for the first time in over 20 years, this is a fantastic opportunity to buy a spacious detached thatched grade II listed 4 bedroom cottage of great character, in need of total restoration throughout, standing in nearly 3 acres with numerous outbuildings and wonderful rural views but only about 5 miles from Exeter

- A SPACIOUS DETACHED THATCHED GRADE II LISTED HOUSE
- 4 BEDROOMS, 2 RECEPTIONS, KITCHEN BREAKFAST ROOM
- ENORMOUS POTENTIAL AND NUMEROUS POSSIBILITIES
- REF:- DWE07716
- IN NEED OF TOTAL RESTORATION THROUGHOUT
- EXTENSIVE OUTBUILDINGS AND STABLES
- CONVENEINT POSITION FOR EXETER AND CREDITON
- STANDING IN NEARLY 3 ACRES & WONDERFUL VIEWS
- GARDENS, OCTAGONAL SUMMERHOUSE, LAND IN PADDOCKS.
- FREEHOLD - COUNCIL TAX BAND - D - EPC -N/A



The Property

This is an extremely rare opportunity to purchase a house with nearly 3 acres of land and buildings in a convenient location within about five miles of Exeter. The property is Grade II listed, has wonderful country views from the rear and comes to the market for the first time in over 20 years now in need of total restoration but with enormous scope to improve and create a home of great style and character.

The property has spacious 4 bedroom accommodation and has scope, subject to consents, for expansion. On the ground floor there are 2 reception rooms, a large kitchen/breakfast room and a W.C/utility room whilst on the first floor there are 4 bedrooms and a bathroom. Outside, the property is accessed via double gates leading to a large parking and turning area. A L shaped building includes a workshop and up to 6 stables. Adjoining the house there is a large open fronted store/workshop which provides access to a spacious unconverted part open room integral to the main house. In addition there is another adjoining dilapidated store/garage. At the rear of the house there is a large mainly lawned garden with an interesting octagonal summerhouse and at the front of the house a further lawned area with mature hedging to the main road. From the parking area there is also access via a grass track leading through the land and down to the paddock areas - In this area close to the south-eastern boundary there is another large outbuilding believed to have been a former barn and stable together with a concrete yard but all in need of restoration. Early inspection is strongly advised.

The Location

The property is set in a very convenient position just off the road on the edge of Half Moon which is a small hamlet just outside the village of Newton St. Cyres, three miles north of Exeter, surrounded by and with fantastic views over its own land and beautiful Devon countryside. The village has a local shop, a restaurant, a post office, primary school and golf, tennis and cricket clubs, while the small town of Crediton, just about five miles away, offers further local amenities, including supermarkets, a range of shops, restaurants, cafes and leisure facilities. Opportunities for outdoor pursuits in the area are endless: the National Trust Estate of Killerton House is close by, as are the beautiful East, North and South Devon coastlines, and the rugged splendour of the Dartmoor and Exmoor National Parks. Exeter, approximately five miles away, is the most thriving city in the South West and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants including a John Lewis, a Waitrose supermarket and also now Ikea to the east of the city. Many well-regarded schools can be found in Exeter, including Exeter School, Exeter College (Outstanding rated) and The Maynard, whilst Exeter University is recognised as one of the best universities in the country.

Communication links are excellent; the M5 motorway provides links to the A38 to Plymouth, or the A30 to Cornwall to the South, and Bristol and London to the north and east. Newton St. Cyres has a railway station offering services to Exeter, while Exeter St. Davids mainline station provides regular services to London Paddington taking just over 2 hours. Exeter International Airport provides an ever increasing number of domestic and international flights.

Directions

From Exeter. Leave Exeter at Cowley Bridge and head on the A377 towards Crediton. Pass through Cowley (Bernaville and The Stables) and along Half Moon Straight. As you enter the 30MPH zone, continue past the garage and houses on the right and the property will be seen on the edge of the hamlet set back on the right.

Entrance Hall

Sitting Room

14'0" x 10'0"

Living Room

14'3" x 10'10"

Kitchen/Breakfast Room

18'6" x 10'0"

W.C / Utility

10'0" x 8'0" max

First Floor Landing

Bedroom 1

26'0" x 10'7"

Bedroom 2

14'9" x 10'3"

Bedroom 3

14'2" x 8'6"

Bedroom 4

10'3" x 5'10"

Bathroom

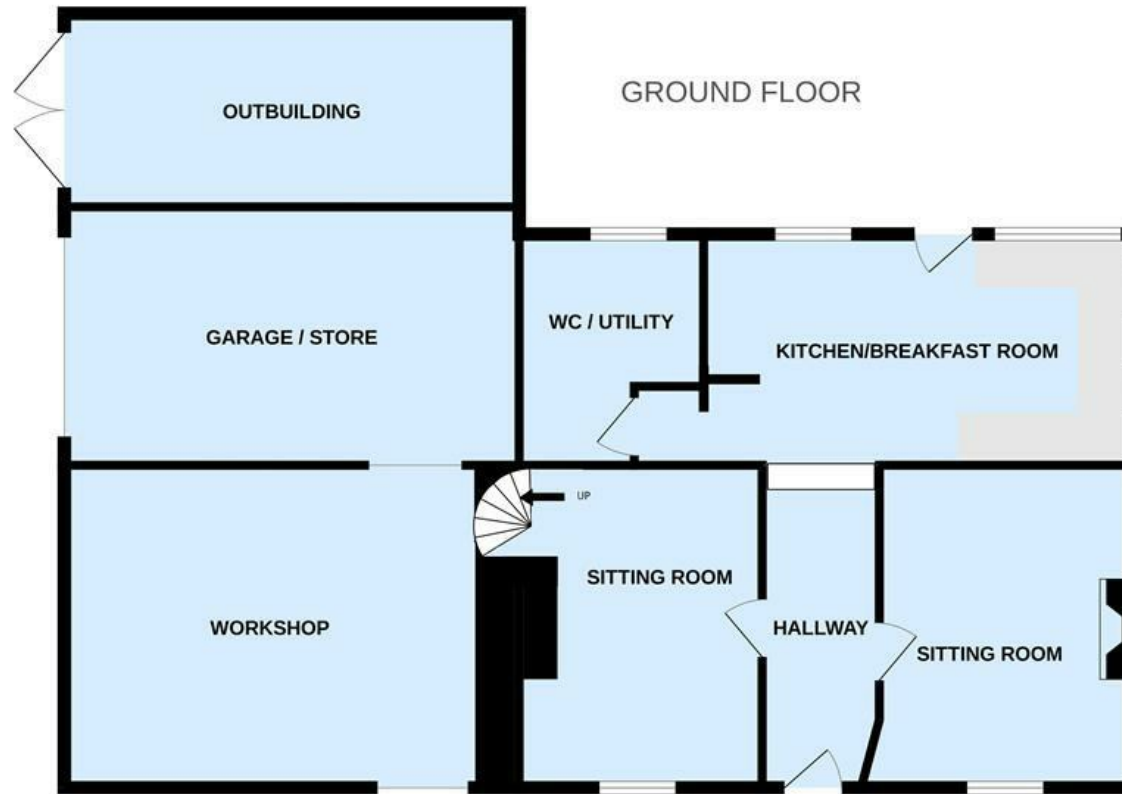
10'4" x 5'7"

Outside

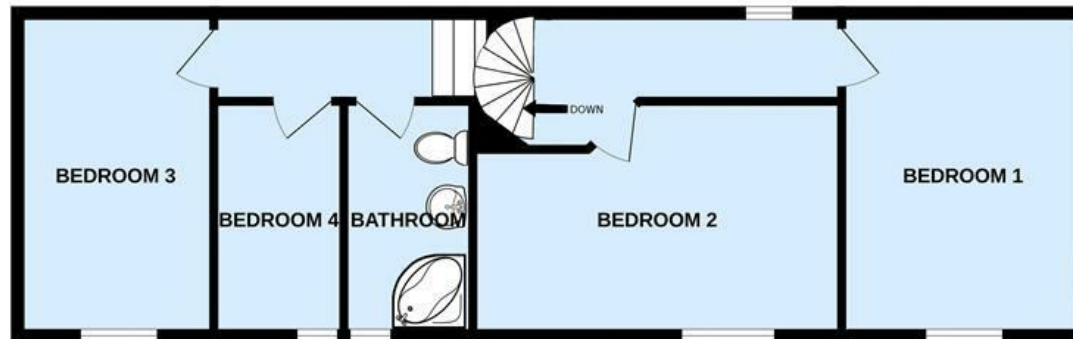
Lean-to store, open fronted store, integral store, parking/courtyard area, workshop store, secondary yard area, three stables, three further stores, octagonal summer house, long building converted to three further stables, all set within approximately 2.9 acres.







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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Agents Notes

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- * Access to exclusive mortgage products and deals
- * Truly independent advice with access to approximately 130 mortgage lenders
- * Face-to-face or telephone meetings at your convenience
- * They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- * Their dedicated team are by your side throughout the property-buying journey

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Miscellaneous items

EPC: Exempt

Council Tax: D

Utilities: All mains services

Authority: Mid Devon

Tenure: Freehold

Grade II Listed

For more information or to book a viewing, please contact:

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