



Exeter Road, Whimple, EX5 2PS

£575,000

5 2 2



The Olde Devon Smithy is located on the rural fringes of the desirable village of Whimple. Whimple is a pretty East Devon village with a range of amenities including two public houses, primary school, post office/shop and a main line rail link to London Waterloo. The larger town of Ottery St Mary lies about 3 miles to the south east and has a wide range of shopping facilities as well as the well respected King's School.

The busy and popular market town of Honiton lies about 8 miles to the east and the Cathedral City of Exeter lies some 11 miles to the west and has excellent shopping and sporting facilities, mainline rail express link to London Paddington, international airport and M5 access.

The house itself is spacious and full of charming features and although it does require some refurbishment, it does offer plenty of potential to make improvements/alterations.

There are currently three entrances at the front of the house and the accommodation includes a Living/Dining room with a fireplace providing a wonderful focal point. The kitchen has been fitted with a range of wooden fronted storage cupboards and drawers with complimenting work surfaces, an inset sink and tiled surrounds. There is an oil fired AGA, an integral oven and spaces for further appliances, including a tall standing fridge freezer and dishwasher. The room provides ample space for a family sized dining table and French doors from the kitchen open out to the rear patio. The utility room houses the central heating boiler and provides additional storage space, a Belfast sink, space for a washing machine and an additional door out to the rear garden.

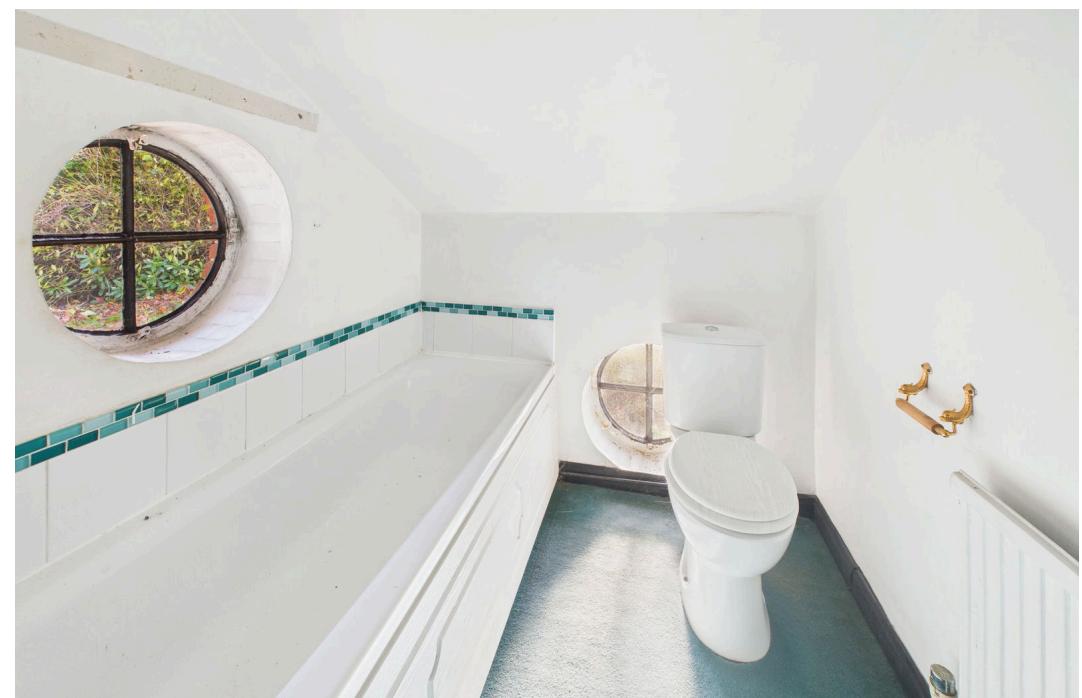
The lounge is a particularly good sized room with stunning features, including a vaulted ceiling and a large fireplace with a stone surround providing a pleasant focal point. A further door leads to the office/study.

From the inner hallway, there are four good-sized bedrooms with the master bedroom benefiting from an ensuite shower room. There is also a separate bathroom fitted with a white suite including a bath.

On the first floor there is an additional double bedroom with a vaulted ceiling and a small door leads through to the attic room.

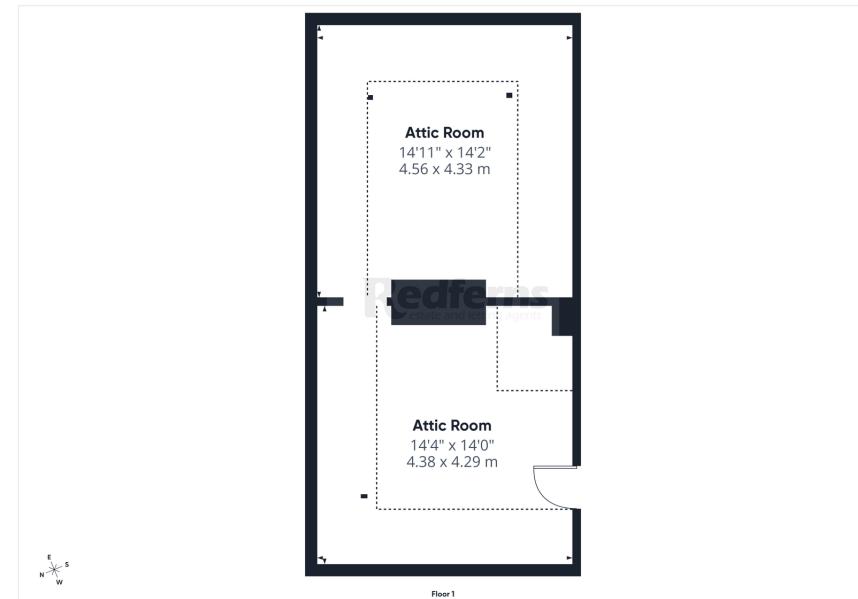
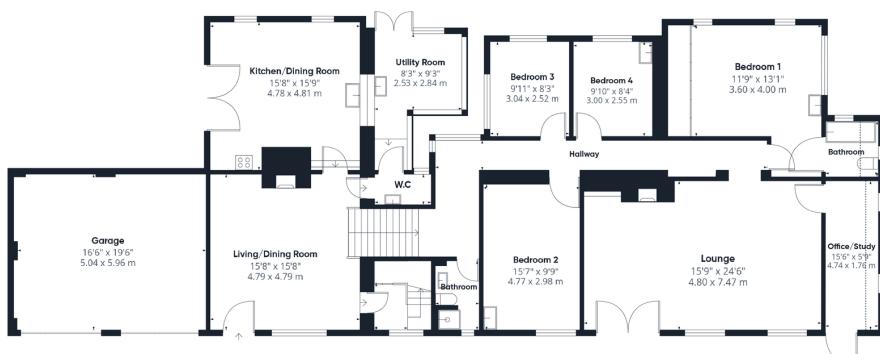
To the outside, the house is approached by a five bar gate which opens into a gravelled driveway. The driveway provides parking and turning space for several vehicles and access to the double garage which has power and lighting. The garden is mainly laid to lawn, interspersed with mature shrubs and trees. There is also a paved patio providing a pleasant place for outside dining in the summer months.

The Olde Devon Smithy is a very spacious and individual property which requires an internal viewing to fully appreciate. The property is being offered with no onward chain and all viewings are by prior appointment with Redferrs on 01404 814306





- A spacious and characterful detached house
- Living/Dining Room, spacious Kitchen
- Hallway, four spacious bedrooms, 2 shower rooms
- Sizeable driveway
- Convenient location
- Large lounge with open fire and vaulted ceiling
- Further double bedroom and attic room on the first floor
- Double garage with power and lighting
- Good size plot of just over half an acre
- Oil fired central heating, No onward chain



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Sidmouth

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