

2 Shepherds Farm, Oil Mill Lane, Clyst St. Mary Exeter, EX5 1AG



Converted in 2002, Shepherds Farm is a stylish barn conversion that is situated in a tucked away, striking semi rural position in the popular commuter village of Clyst St Mary. No. 2 itself offers deceptively spacious accommodation arranged over two levels which are steeped in much character, with lofty vaulted ceilings, exposed timber beams and a feature wood burner just some of the features on offer. The property comprises a spacious entrance hall, lounge, cloakroom, kitchen/dining room that opens into the conservatory and extends to the rear gardens beyond. Three first floor double bedrooms, master with an ensuite shower room, family bathroom. The property is set on approximately half an acre of land and converted stable to the rear. Two off road parking spaces. To fully appreciate the accommodation on offer and the lifestyle afforded by both the property and the grounds in which it sits, an early inspection is highly recommended.

Offers in the Region of £525,000 Freehold DCX01953

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Accessed via solid wood front door. Doors to lounge, kitchen, cloakroom. Turning staircase to first floor landing. Telephone points and radiator. Solid wood flooring.



Cloakroom

Low level WC. Under stairs storage cupboard. Extractor fan. Wash hand basin with mixer tap and storage below. Part-tiled walls. Solid wood flooring. Radiator

Lounge 15' 6" x 15' 5" (4.722m x 4.710m)

Front and rear aspect double glazed windows. Brick fireplace with log burner, wooden mantle and marble hearth. TV point. Radiator.



Kitchen/Diner 20' 10" x 9' 9" (6.346m x 2.961m)

Rear and side aspect double glazed windows. Fitted range of base level units with Belfast style sink with mix tap and granite work surfaces. Part tiled walls. Electric cooker point with extractor fan above. Plumbing for washing machine. Further appliance space. Spot lighting. Tiled flooring. Underfloor heating. Seating area. Radiator. Doors through to conservatory.



Conservatory 16' 9" x 10' 10" (5.117m x 3.303m)

Triple aspect uPVC double glazed windows with stunning views over the garden. Underfloor heating.



First Floor Landing

Rear aspect double glazed window. Doors to bedroom one, bedroom two, bedroom three and bathroom. Airing cupboard with water tank. Original beam and vaulted ceiling.

Bedroom One 15' 6" x 15' 7" (4.712m x 4.758m)

Front and rear aspect double glazed windows with stunning views over rear garden and countryside beyond. Vaulted ceiling with original beams. Built in wardrobes with hanging space and shelving. Radiator. Door through to ensuite shower room.



Ensuite Shower Room

Front aspect frosted double glazed window. Fully enclosed shower cubicle. Low level WC. Pedestal wash hand basin. Part-tiled walls. Extractor fan. Spotlights. Shave point and radiator



Bedroom Two 9' 10" x 10' 2" (2.994m x 3.103m)

Rear aspect double glazed window with views over the rear garden. Wall lights. Vaulted ceiling with original exposed beam. Radiator.



Bedroom Three 10' 4" x 9' 8" (3.159m x 2.934m)

Side aspect double glazed window. Views over countryside. Vaulted ceiling. Radiator



Bathroom

Side aspect frosted double glazed window. Panel enclosed bath with mix tap and handheld shower above. Low level WC. Pedestal hand wash basin. Part-tiled walls. Extractor fan. Spot lights. Radiator



Rear Garden

Fully enclosed rear garden stretching half an acre. Enclosed by mature hedges, shrub borders, mature tree. Large lawn area. Seating area. Stables. Off-road parking for two vehicles at front of the property.



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Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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