

STAGS

Elm Cottage

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Pump Street, Newton St. Cyres, Exeter, EX5 5BY

Exeter city centre (5miles), Sweetham Train Station (0.8 miles)

A delightful 4/5 bedroom thatched cottage, cherished by the same owners for 48 years, enjoying a picturesque position in the heart of this sought-after Devon village.

- Immaculate thatched 4/5 bedroom Grade II Listed cottage
- Cherished by the same owners for 48 years
- Picturesque position
- Garage with electric door and power supply
- EPC Level 74 (C)
- Attractive Ashgrove kitchen and two bathrooms
- Two well-proportioned reception rooms
- Secure garden and sheltered front courtyard
- Mid Devon Council Tax Band E
- Freehold

Offers In The Region Of £550,000







SITUATION

Newton St Cyres is a particularly appealing Devon village, surrounded by rolling countryside and offering a delightful balance of rural tranquillity and everyday convenience. Situated between Exeter and Crediton, the village benefits from a strong community spirit, a local primary school, parish church, popular public house The Beer Engine and the Belluno Italian restaurant, together with recreational facilities and attractive walks through the surrounding countryside. A railway station on the Tarka Line and regular bus services provide connections to Exeter and Crediton, making the village an appealing choice for those seeking a more relaxed pace of life without sacrificing accessibility. The village's historic character and picturesque setting further enhance its considerable appeal.

DESCRIPTION

Elm Cottage is a charming and beautifully maintained Grade 2 Listed thatch property, rich in character with original features offering an appealing blend of traditional cottage charm and comfortable modern living. Having been in the same ownership for 48 years, the property has been lovingly cared for throughout, with an evident pride of ownership that is immediately apparent. The accommodation is both versatile and well proportioned, offering four to five bedrooms, two reception rooms and two bathrooms, providing excellent flexibility for family life, entertaining and those requiring additional space to work from home.

At the heart of the home is a well-appointed Ashgrove kitchen, complemented by the cottage's welcoming reception room, which provide inviting spaces in which to relax and unwind. There is a study that is equally adaptable to a downstairs bedroom with an adjoining bathroom. To finish, there is a useful utility room off the kitchen providing a side entrance into the property via a useful wooden style stable door. Upstairs there are three double bedrooms including a rear principle bedroom with Ashgrove fitted wardrobes and a single bedroom. There is a family bathroom next to the principle bedroom.

GARDEN AND GARAGE

Outside, the property continues to impress with a secure garden, ideal for relaxing and enjoying the outdoors, together with a sheltered front paved garden offering a particularly attractive and private approach. A garage, complete with electric door and power, provides valuable storage and practical convenience.

SERVICES

Utilities: Mains gas fired central heating and hot water, mains water (not metered); and electricity.
New combi boiler was replaced in November 2024 - maintained annually by British Gas
Mid Devon Band E
Broadband / Mobile signal supplied by EE/BT

AGENT'S NOTES

Elm Cottage is within a Conservation area
There is a lightly used footpath that runs between the cottage and the neighbours garden taking you up onto the A377 from Pump Street.

DIRECTIONS

what3words ///retiring.boarding.crackling

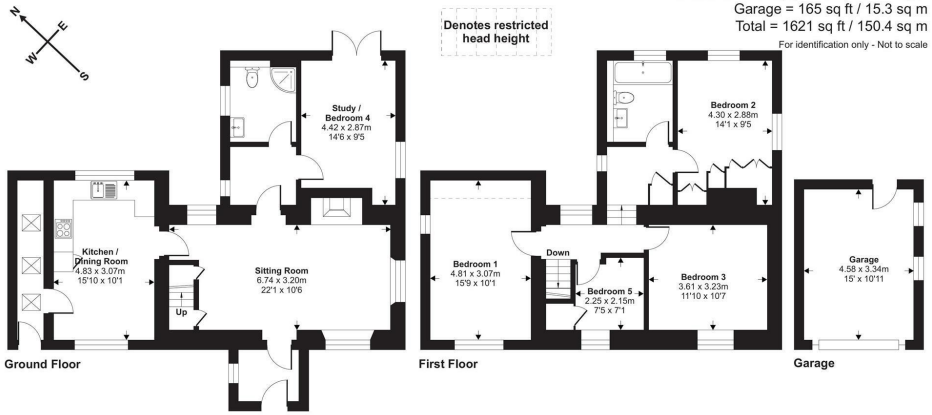


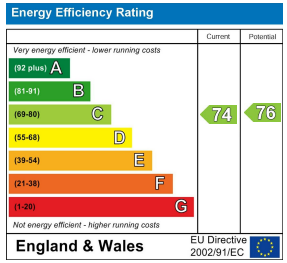




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