



8, The College



# 8, The College

Ide, Exeter, EX2 9RH

Exeter Cathedral (2.2 Miles), Ide Primary School (0.1 Miles)

A charming Grade II Listed two bedroom character cottage with a large garden and substantial log cabin, set in the heart of this sought-after village.

- Character cottage
- Log cabin
- Grade II Listed
- Two double bedrooms
- Freehold
- Village location
- Large private garden
- Ide conservation area
- Peaceful setting
- Council tax band: C

Guide Price £325,000

## SITUATION

The property is situated in the centre of the popular village of Ide, approximately two miles to the south-west of the cathedral city of Exeter. Ide offers a thriving community with a well-regarded primary school, village shop, parish church and traditional pubs. The property lies within easy reach of the A30 and A38 providing excellent road links to the M5, Plymouth and Cornwall, whilst Exeter offers a wide range of shopping, dining, cultural and leisure facilities together with mainline rail services to London from Exeter St David's and international flights from Exeter Airport.

## DESCRIPTION

8 The College is a delightful Grade II Listed end-of-terrace cottage forming part of an attractive row of period homes in an idyllic setting beside Fordlands Brook. The cottage displays considerable charm with a wealth of character features throughout and enjoys light, well-presented accommodation arranged over two floors. Particular highlights include a welcoming sitting room with wood burning stove, a kitchen/dining room with walk-in pantry, and two generous double bedrooms. Of special note is the large, well-established garden together with an impressive insulated log cabin offering excellent versatility as a home office, studio or occasional guest space.



## ACCOMMODATION

The cottage offers light and characterful accommodation arranged over two floors. The welcoming sitting room enjoys a south-facing aspect to the front overlooking the brook, with a window seat and a recently installed wood burning stove set on a slate hearth forming an attractive focal point. The open plan kitchen/dining room is fitted with a range of base units with work surfaces over, together with an electric oven, gas hob, washing machine and ceramic sink. Windows to the front and side provide good natural light and a stable door opens to the front aspect overlooking the brook, whilst a useful walk-in pantry provides additional storage and space for a fridge freezer. On the first floor are two double bedrooms, both enjoying pleasant natural light and outlooks to the front, with the principal bedroom overlooking the brook. The bathroom is fitted with a roll-top bath with shower over, wash hand basin and WC, together with an airing cupboard housing the gas boiler

## OUTSIDE

The property benefits from a particularly attractive and generously sized garden located a short distance from the cottage along the brook. The garden enjoys a sunny aspect and is laid mainly to lawn with raised beds, mature shrubs and a variety of established planting creating a private and peaceful setting.

Within the garden is a substantial insulated log cabin, ideal for use as a home office, studio or occasional guest accommodation. There is also a small summer house, two timber sheds and a log store, providing excellent additional storage.

## SERVICES

Utilities: Mains electric, mains gas, mains water, telephone and broadband

Drainage: Mains drainage

Heating: Gas central heating

Tenure: Freehold

EPC: D(68)

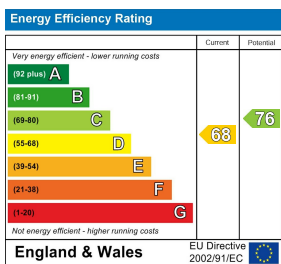
Council tax band: C

Standard, ultrafast and superfast broadband available (Ofcom)

EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



21/22 Southernhay West,  
Exeter, Devon, EX1 1PR

exeter@stags.co.uk  
01392 255202

