

Whimple House Farm

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Whimple, Exeter, EX5 2SZ

Whimple train station (0.5 miles), Exeter city centre (9.4 miles), M5 junction 29 (7.8 miles)

A substantial and beautifully presented detached village home offering spacious and versatile family accommodation, together with a detached double garage, generous parking and attractive gardens.

- Well presented period family home
- Sunroom over looking the garden
- Central village location
- Well tended gardens
- Freehold
- Open plan kitchen/dining room
- 4 bedrooms and two bathrooms
- Double garage
- Separate study
- Council Tax band: E

Guide Price £675,000

SITUATION

Whimple is a thriving East Devon village with a strong community spirit and a range of local amenities including a primary school, village shop, public house and railway station providing regular services to Exeter and London Waterloo. The cathedral city of Exeter lies approximately 8 miles to the west and offers an extensive range of shopping, educational and recreational facilities, together with excellent road, rail and air connections.







DESCRIPTION

Occupying a convenient position within this popular village, Whimple House Farm provides exceptionally well-proportioned accommodation extending to approximately 1,476 sq ft, thoughtfully arranged to suit modern family living. The welcoming entrance hall gives access to a comfortable sitting room featuring a bay window and attractive focal fireplace, creating an ideal space for relaxation. A separate study provides an excellent home office, perfect for those working remotely. To the rear of the property, the impressive kitchen/dining room forms the heart of the home, offering extensive space for both family dining and entertaining, with direct access to an adjoining sun room overlooking the garden. A useful utility room and cloakroom complete the ground floor accommodation.

On the first floor, a central landing serves four bedrooms. The principal bedroom benefits from an en-suite shower room, whilst the remaining bedrooms are well proportioned and served by a family bathroom. The fourth bedroom offers flexibility as a nursery, dressing room or additional office space if required with all the bedrooms having views over the East Devon countryside.

OUTSIDE

Outside, the property sits roughly in the middle of attractive gardens laid mainly to lawn with a raised patio providing areas for outdoor dining and recreation and there is a useful vegetable patch. A detached double garage sits in the corner and offers excellent storage and workshop potential with driveway parking in front.

SERVICES

Utilities: Mains electricity, drainage and water
LPG Gas
Heating: LPG Calor Gas tank - central heating and hot water
Tenure: Freehold
Council Tax: E
Standard, ultrafast and superfast broadband available.
EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

What Three Words: ///basket.traffic.clincher

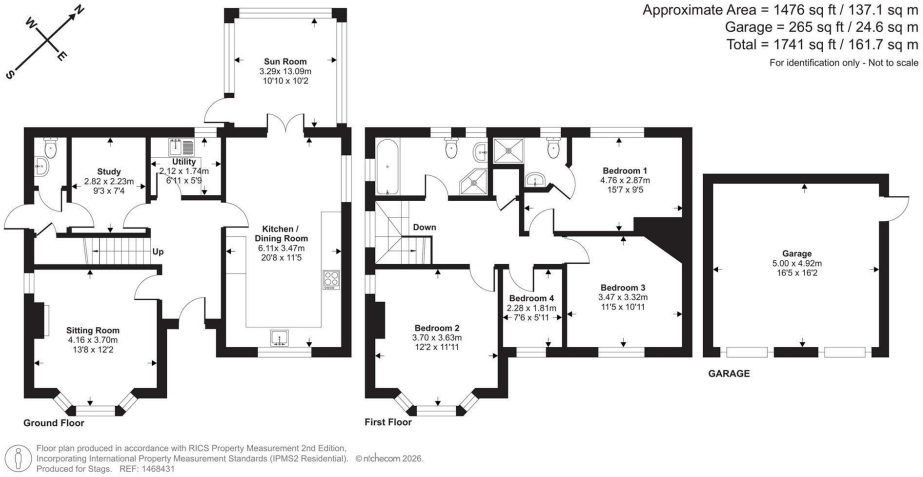


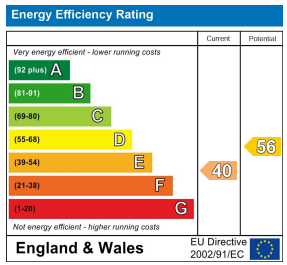




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.







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