Denbow Thatch

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Farringdon, Exeter, EX5 2HT

Exeter city centre (7 miles), M5 Junction 30 (3.5 miles), Exeter airport (2.2 miles)

Located in the East Devon Countryside on the edge of Exeter a charming Grade II Listed property offering versatile accommodation with a good sized garden, driveway parking and a large garage.

- 4 bedroom period cottage
- Adaptable accommodation with ground floor bedroom
- Driveway parking and large garage
- Period features throughout
- Freehold
- Grade II Listed
- Good sized mature garden
- Rural location on the edge of Exeter
- Excellent access onto the M5
- Current council tax band: F

£575,000

SITUATION

Located to the east of Exeter, within the East Devon countryside, Farringdon is a picturesque hamlet, just one mile from an excellent farm shop including fish and butchery departments as well as a café, the area provides excellent facilities including walking, riding and cycling. Though in a rural location, Exeter, the regional capital of the South West, is 7 miles away boasting great business facilities together with restaurants, cafés and wine bars. The city is well served with a good range of leisure and cultural amenities, including substantial shopping facilities. The Exe Estuary is 6 miles away and the coastal towns of Exmouth, Budleigh Salterton and Sidmouth are also within easy reach.

Communication links are good, with the M5 accessible to the west and A30 to the north. There are regular rail services to central London from Exeter in just over 2 hours. Exeter International Airport provides a number of domestic and international flights.

ACCOMODATION

Denbow Thatch is an enchanting Grade II Listed period home, believed to date back to the 15th Century and forming part of the original Denbow Farm. Rich in character and history, the property retains an abundance of period features including exposed timbers, inglenook fireplace and a traditional thatched roof, whilst offering spacious and versatile accommodation.

The property is arranged over two floors and provides an excellent balance of reception space and practical family living. The welcoming entrance hall leads to a generous dual-aspect sitting/dining room, a superb room for entertaining with views over the gardens. The spacious kitchen forms the heart of the home, fitted with a range of units with an electric AGA, there is ample space for informal dining with an adjoining pantry. Nearby is a useful utility room with doors leading into the garage and a small inner courtyard. Completing the ground floor is a 4th bedroom with an ensuite shower room currently used as a workshop.

On the first floor are three well-proportioned bedrooms. The principal bedroom is a particularly impressive room of a generous size complemented by an ensuite shower room. The accommodation is served by a family bathroom making the property well suited to family living or visiting guests.

Outside, the property is approached via a private driveway providing extensive parking and access to the detached double garage. The mature gardens surround the house and offer a delightful combination of lawns, established flower beds, shrubs and trees, creating a private and picturesque setting that complements the charm of this historic thatched home.

OUTSIDE

The property is approached via a private driveway leading to the rear of the house and providing extensive parking and access to the double garage with metal up and over door and electric charging point. The mature gardens surround the house and offer a delightful combination of lawns, established flower beds, shrubs and trees, creating a private and picturesque setting that complements the charm of this historic thatched home.

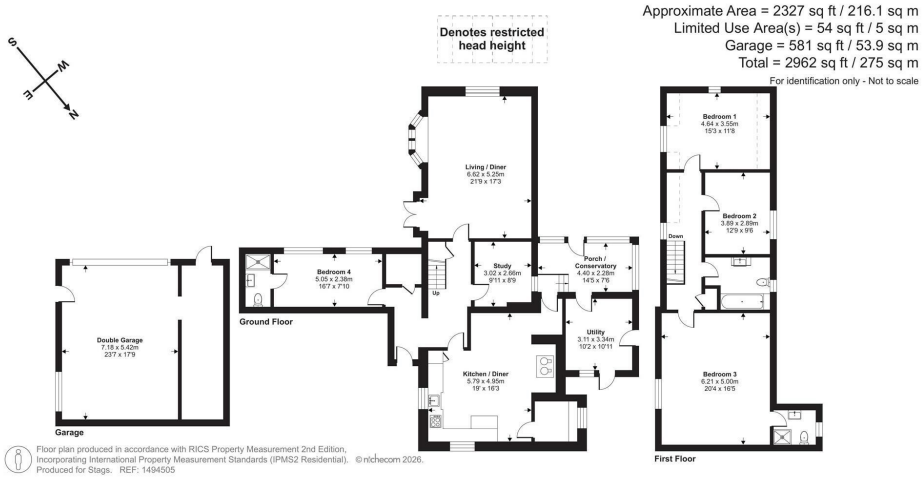
SERVICES

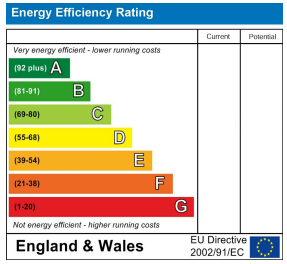
Current Council Tax: F
Utilities: Mains electric and water
Drainage: Water treatment plant shared between 3 properties
Heating; Oil fired central heating
Listed: Grade II Listed
Tenure: freehold
Broadband - Ultrafast 1000 Mbps download speed available and 200 Mbps upload

DIRECTIONS

From Exeter, head out of the city toward junction 30 of the M5 and on reaching the Sandy gate roundabout head straight over towards Exmouth and Sidmouth. At the next roundabout go straight over onto the A3052 in the direction of Sidmouth and follow the road past West Point Arena. On passing the Exeter City training ground and Crealy on your right, continue until you see a sign which says village centre 1/2 mile and take the left there. After 200yds where the road forks, take the left. Follow the lane and take the next left turn, then immediate right where you will see the sign Denbow. Follow the drive and the entrance to Denbow Thatch in on the left hand side.

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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