

3 Fawns Cottage

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Sowton, Exeter, EX5 2HW

Exeter City centre (5.7 miles), Clyst St.Mary (1.7 miles), M5 Junction 30 (1.8 miles)

A charming 4 bedroom semi-detached cottage with a delightful garden, driveway parking and large workshop/barn located on the Eastern edge of Exeter.

- Semi-rural location
- Driveway parking for several cars
- landscaped garden with pond
- 4 bedrooms including ensuite downstairs bedroom
- Freehold
- Period features
- Large workshop/barn
- Summer house and outside bar
- Conservation area
- Council Tax Band: C

Guide Price £549,950

SITUATION

3 Fawns Cottage is located on the edge of the village of Sowton and is not far from Clyst St. Mary. Sowton Village offers a picturesque and historic setting with a strong sense of community, located just a few miles from the centre of Exeter. The village features a charming mix of thatched cottages, Victorian homes, and traditional farmhouses. Amenities include a church and a village hall, which hosts regular meetings and local clubs. The location is highly accessible, with excellent links to the M5, A30, Exeter Airport, and surrounding business hubs. The university and cathedral city of Exeter (approximately 5 miles) provides a wide range of shopping, educational and cultural facilities, along with rail links to London Paddington and Waterloo.







ACCOMMODATION

Located along a quiet lane on the edge of Exeter, 3 Fawns Cottage is a charming, period, 4 bedroom house that has been in the same family ownership for many years. The property has been extended and improved over time to create a well presented, adaptable family home. The heart of the house is a spacious, open plan kitchen dining room with a feature exposed brick fireplace, exposed brick to some of the walls and fitted with a modern range of base wall and drawer units with a ceramic sink and drainer, space for a dishwasher and large fridge freezer. There is a central island built around a Range cooker, a door into large storage cupboard and a storage cupboard leading through to a down stairs W.C. Stairs rise to the first floor, there is access into the garden and doors lead into a good sized sitting room with French doors leading out to the garden and a door opens into a very useful downstairs double bedroom with en-suite.

On the first floor are 3 good sized bedrooms the master having an en suite with bath and there is a family shower room.

OUTSIDE

A particular feature of the property is the garden which is a good size and has been landscaped by the current owners to create a lovely, peaceful space to sit and enjoy beautiful views over neighbouring countryside. Leading off the kitchen is a covered seating area leading onto a paved outside seating area an ideal space for a BBQ and eating outside. Steps lead up to an area of lawn with well stocked flower borders and towards the rear of the garden is a timber garden room with an adjoining bar and a second paved area with space for a table and chairs and just beyond are two fish ponds. Leading along the side of the house is a driveway providing parking for 3/4 cars and leading to a large barn/workshop.

SERVICES

Utilities: Mains electricity and gas bottles for cooker
Water: Borehole in back garden of property
Drainage: Cesspitt in field opposite
Heating: Oil fired central heating
Tenure: Freehold
Standard broadband available (Ofcom)
EE, O2, Three and Vodafone mobile networks available (Ofcom)

DIRECTIONS

What3words: ///splint.spent.thumbnail

AGENTS NOTE

The vendor advises that the property has a right of access over the neighbouring farmers track to access the driveway.

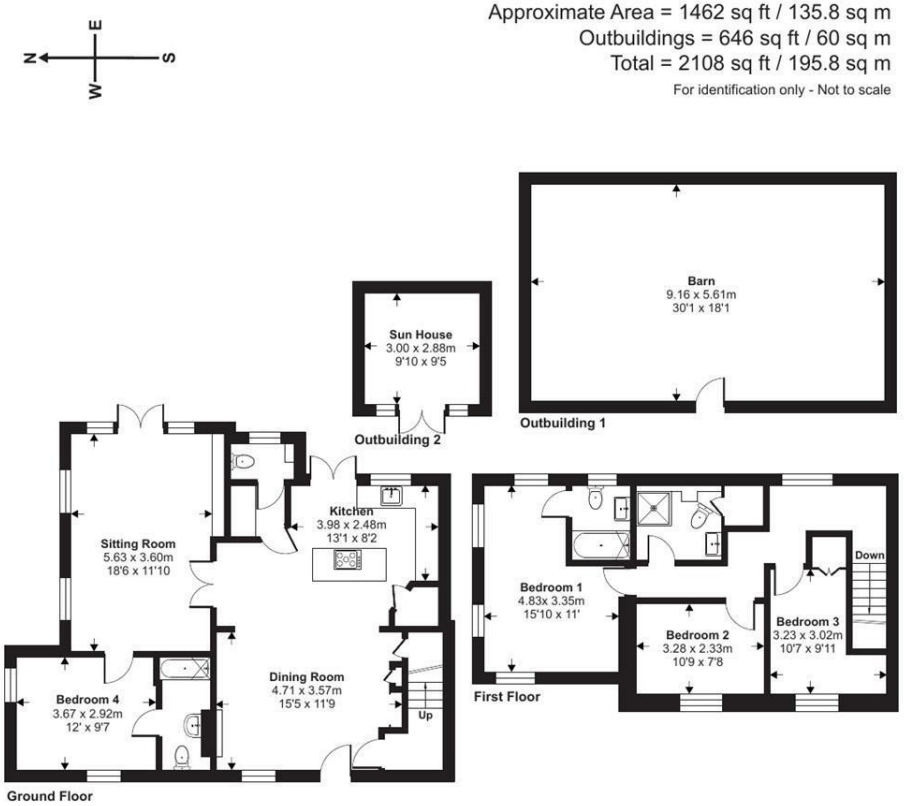


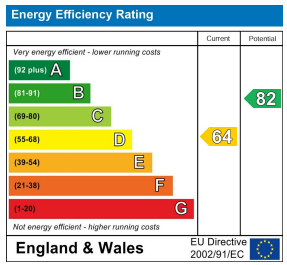




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