

3 Brookside Cottages Three Horse Shoes, Cowley, EX5 5EU

Guide Price **£415,000**

3 Brookside Cottages Three Horse Shoes

Cowley, Exeter

- Beautifully Presented Three Bedroom Thatched Cottage
- Characterful Early 19th Century Home, Not Listed
- South-Facing Garden & Elevated Private Terrace
- Two Reception Rooms Including Cosy Sitting Room with Wood-Burner
- Three Bedrooms, Principal with En-Suite Shower Room
- Both Bathrooms Replaced & Recently Redecorated
- Private Driveway Parking for Two/Three Vehicles
- Attractive Cottage Gardens with Patio & Storage
- Quiet Lane Setting on the Edge of Exeter
- Excellent Access to Exeter St David's & City Centre



There's something rather special about a thatched cottage, particularly one that feels as comfortable and well cared for as this. Dating back to the early 19th century, 3 Brookside Cottages is a pretty semi-detached home with a distinctive appearance, tucked away along a quiet lane in Cowley on the outskirts of Exeter. The setting has a lovely semi-rural feel, with countryside nearby and the convenience of the city just a short drive away. Exeter St David's railway station is around five minutes away by car, while local amenities, a pub and bus services are within easy reach. It's an appealing combination for anyone who loves the idea of cottage living but doesn't want to be miles from everything.

Inside, there's a lovely mix of traditional character and modern comfort, with the current owners having made some worthwhile improvements since buying in 2022, including replacing both bathrooms, fitting new carpets and redecorating throughout.







The sitting room is a particularly welcoming space, with windows on two sides bringing in plenty of light and a wood-burning stove for colder evenings. Across the hallway is a second reception room, equally suited to a dining room, home office or additional sitting room, while the kitchen sits towards the rear of the cottage with a useful utility area beyond and access outside. Upstairs are three bedrooms, including the principal bedroom with its own en-suite shower room, together with a beautifully finished family bathroom. One particularly lovely feature is the door from the principal bedroom onto an elevated outdoor terrace, giving you somewhere a little different to sit and enjoy the surroundings.

Outside, the south-facing garden is a real part of the cottage's appeal. Enclosed and private, it has a lawn, established planting and a patio seating area, with the garden continuing around the side of the house to provide further space and useful outdoor storage. Steps lead up to the raised terrace, which is surrounded by flower beds and provides another lovely spot for sitting outside. Across the quiet lane is a private driveway with parking for up to three vehicles, together with two storage sheds, a particularly useful arrangement for a cottage of this age. With its distinctive thatched roof, comfortable accommodation and attractive gardens, this is a home with plenty of personality, yet one that works just as well for everyday life. And being so close to Exeter makes it all the more appealing.

Please see the floorplan for room sizes.

Current Council Tax: Band D – East Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: LPG heating and wood-burner

Construction: Cob/Stone

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Agents' Notes:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

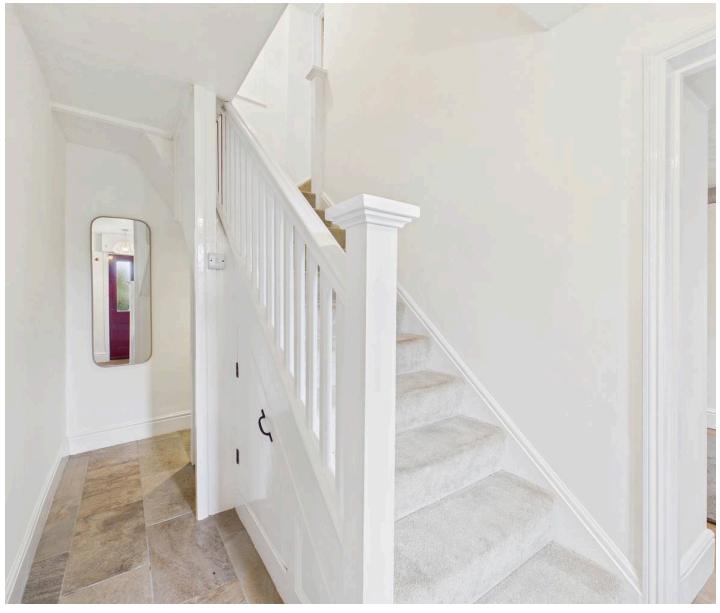
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Digital Photo Enhancement/Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

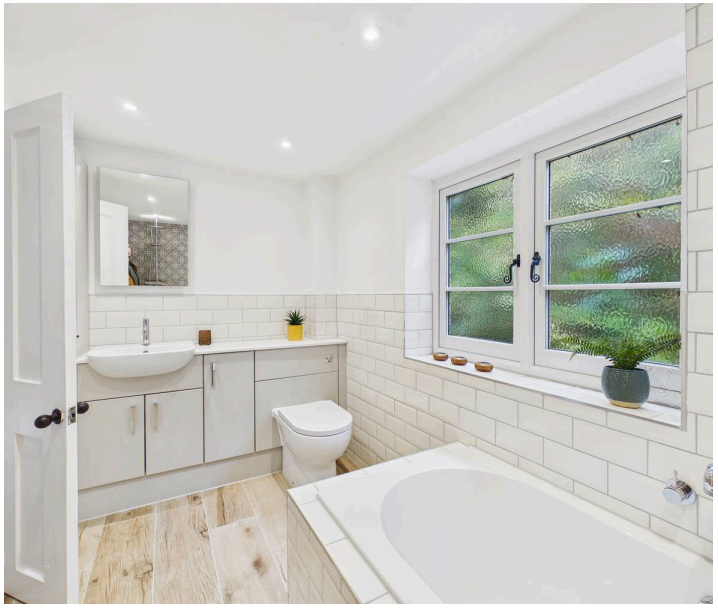












Flood Risk:

We're informed by the seller that the property hasn't experienced flooding but the postcode may show as at risk. Buyers should check the Environment Agency's online flood-risk maps (or Natural Resources Wales equivalent) and confirm insurability with their conveyancer.

Rights of Way:

We're informed by the seller that the property is subject to a right of way for the neighbours store. Buyers are advised to confirm details and legal status with their conveyancer.

Thatch / Cob Construction:

We're informed by the seller that the property includes cob walls and a thatched roof. Such construction may have specific maintenance and insurance requirements, and buyers should make their own enquiries before purchase.

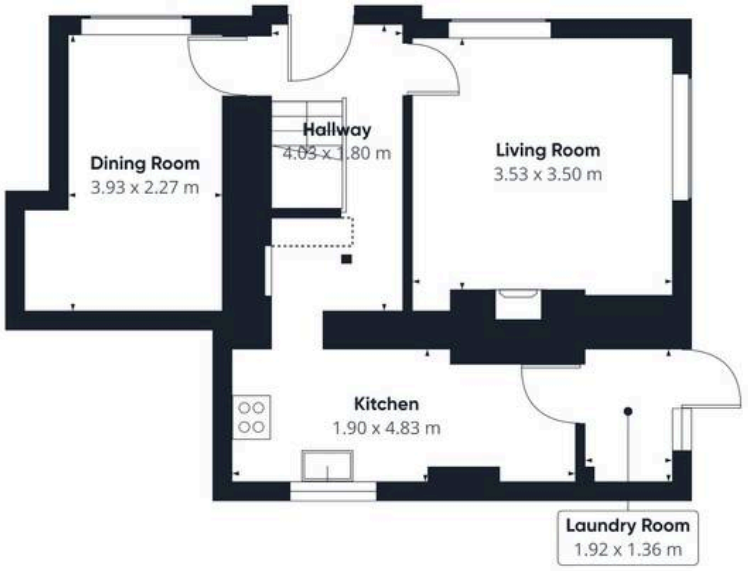
Chain Status / Vacant Property:

We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

DIRECTIONS

Use EX5 5EU or the what3words is ///expansion.poetic.preheated

At Three Horse Shoes, turn into the lane between Bernaville Nurseries and The Three Horse Shoes Pub and the property will be found on the right with the parking on the left opposite the gate to No 3.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

HELMORES
SINCE 1499

Approximate total area(1)

97 m²

Reduced headroom

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.