



Orchard Villa, Three Horseshoes











# Orchard Villa, Three Horseshoes

Cowley, Exeter, Devon, EX5 5EU

St David's Station (2 Miles), Exeter Cathedral (2.7 Miles), University of Exeter (2 Miles)

A beautifully remodelled and extended five-bedroom family home, offering striking contemporary living space complemented by mature gardens and private woodland, set within approximately 1.88 acres on the edge of Exeter.

- Remodelled & extended home
- Gardens & woodland (1.88 acres)
- Oak-framed extension
- Principal suite with dressing room
- Council Tax Band: E
- Approximately 3000 Sqft
- Five bedrooms, three bathrooms
- Multiple reception rooms
- Open-plan living space
- Freehold

Guide Price £1,000,000

## Stags Exeter

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## SITUATION

Cowley is a small and desirable hamlet situated on the outskirts of the cathedral city of Exeter, lying along the A377 between Exeter and Crediton. The area offers a semi-rural lifestyle whilst remaining conveniently close to the city, with local amenities including a popular garden centre and café, as well as a well-regarded public house.

Exeter provides an excellent range of facilities including shopping, dining, cultural and leisure pursuits. The city is also home to the renowned University of Exeter and benefits from a choice of mainline railway stations with regular services to London Paddington and other major centres. Road links are excellent via the A30 and M5, and Exeter Airport offers both domestic and international flights. The surrounding area is well suited to outdoor pursuits, with easy access to the countryside, the Jurassic Coast and a selection of beaches within easy reach.

## DESCRIPTION

Orchard Villa is an impressive detached family home which has been significantly enhanced in recent years. The property has been the subject of an extensive programme of renovation and enlargement, most notably with the addition of a striking oak-framed, two-storey extension, creating a superb balance of character and contemporary design.

The property occupies a peaceful position at the end of a quiet lane and enjoys a high degree of privacy, set within generous gardens and grounds extending to approximately 1.88 acres, including an attractive area of woodland.

## ACCOMMODATION

The accommodation is both versatile and spacious, centred around a welcoming entrance hall with a wood-burning stove and staircase rising to the first floor. The ground floor offers a variety of reception spaces including a study, a cosy snug leading through to a conservatory, and a practical utility room with adjoining cloakroom. A particular feature of the property is the outstanding open-plan living space within the oak-framed extension. This impressive area incorporates a sitting room, games area and a high-specification kitchen/dining space with central island. The room benefits from a vaulted ceiling with galleried landing above and large bi-fold doors opening onto the terrace, creating a wonderful connection between the indoor and outdoor spaces.







On the first floor, the original part of the house provides three bedrooms and a family bathroom. The extension offers two further generously proportioned bedrooms, both with en suite facilities. The principal bedroom suite is especially noteworthy, featuring a dressing room, en suite bathroom and bi-fold doors opening onto a Juliet balcony overlooking the gardens.

### OUTSIDE

Orchard Villa is approached via a quiet lane leading to a generous gravelled parking area, providing ample space for several vehicles along with a double and single garage. The gardens surround the property and are predominantly laid to lawn, interspersed with mature trees and established planting, creating a private and attractive setting. A decked terrace runs along the western elevation of the house, providing an ideal space for outdoor dining and entertaining. Beyond the formal gardens lies an area of private woodland, extending the total plot to approximately 1.88 acres.

### SERVICES

Utilities: Mains electricity and water

Drainage: Private drainage

Solar & Photovoltaic (PV) panels

Heating: LPG fired boiler - Underflooring heating in some areas

Tenure: Freehold

EPC: E(51)

Council tax band: E

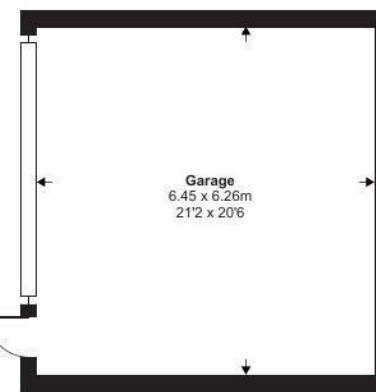
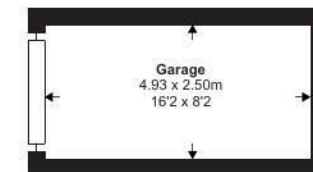
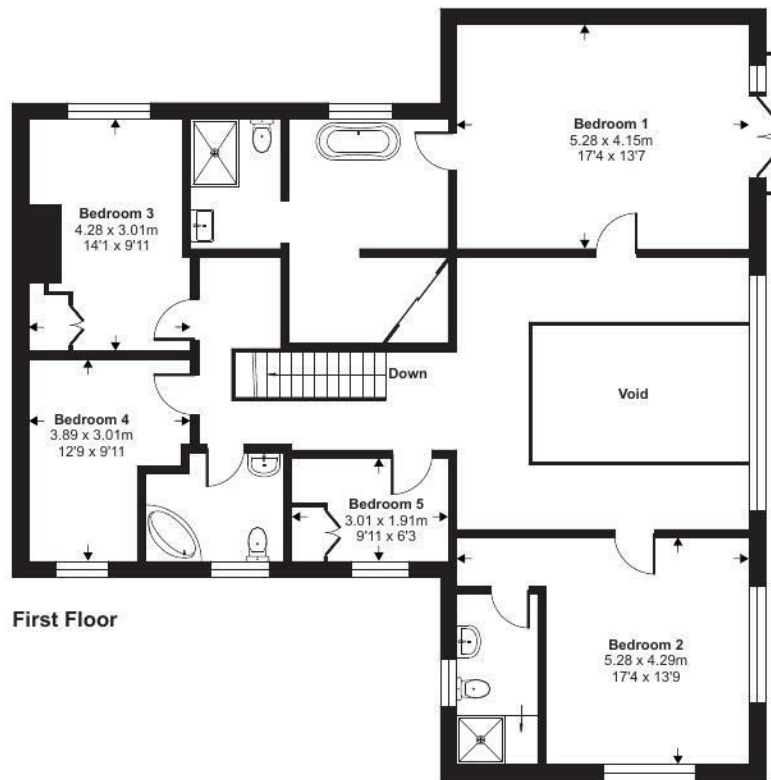
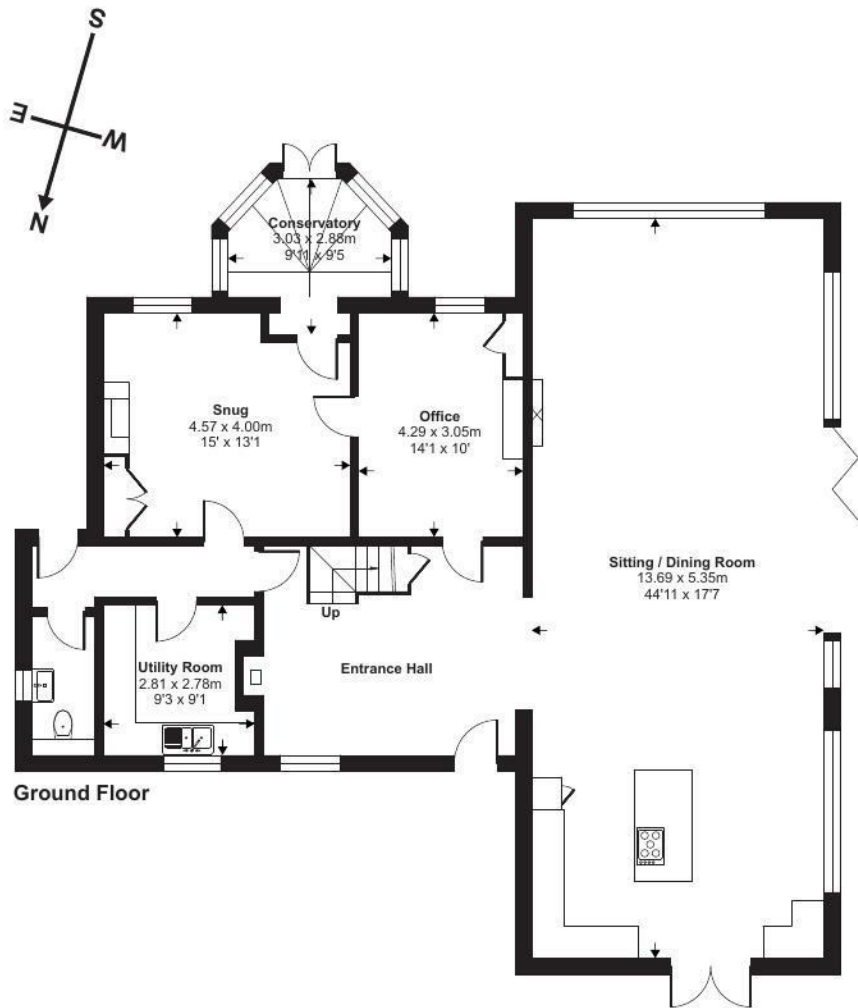
Standard and Ultrafast broadband available (Ofcom)

EE, Three, O2 and Vodafone mobile network available (Ofcom)

### AGENTS NOTE

Please note the decking is in need of replacement. The vendor advises that planning permission was previously approved for the construction of a detached double garage with annexe above.





Approximate Area = 3003 sq ft / 278.9 sq m (excludes void)

Garage = 568 sq ft / 52.7 sq m

Total = 3571 sq ft / 331.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1402600



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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 51                      | 67        |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |







