



1 Byway, Stoke Canon, EX5 4ED

Guide Price **£500,000**

1 Byway

Stoke Canon, Exeter

- Exceptional multi-generational living opportunity
- Detached bungalow with adjoining one-bedroom annexe
- Separate two bedroom park home within the grounds
- Potential for three independent living spaces
- Wonderful village location just 10 minutes from Exeter
- Generous plot with extensive parking
- Large workshops, garages and stores
- Excellent income potential (subject to any necessary consents)
- Externally insulated with double glazing and modern electric panel heating
- Rare opportunity with outstanding flexibility

Properties offering this level of flexibility are exceptionally rare.

Set within the heart of the popular Exe Valley village of Stoke Canon, just ten minutes from Exeter, 1 Byways presents an opportunity unlike almost anything else currently available. Whether you're looking to accommodate several generations of the same family, create independent living for relatives, work from home or generate an income, this remarkable property offers a range of possibilities that are increasingly difficult to find.





Stoke Canon has long been regarded as one of the area's most desirable villages, offering a thriving community, excellent transport links and beautiful countryside, all whilst being within easy reach of Exeter, making it ideal for those seeking village life without sacrificing convenience.

The principal bungalow provides generous accommodation and is currently arranged with three bedrooms together with a separate study. The living accommodation is spacious and well balanced, whilst the overall layout offers scope for a new owner to adapt the space to suit their own lifestyle.

Adjoining the bungalow is a self-contained one-bedroom annexe with its own independent entrance. For those who require completely separate accommodation, it is ready to use as it stands. Equally, there is obvious potential to create an internal connection, allowing it to become part of the main bungalow and significantly increase the overall living space if preferred.

The surprises continue outside.

Occupying its own section of the grounds, complete with separate vehicular access, private parking, gardens and independent services, is a modern two-bedroom park home, approximately ten years old. Well presented throughout, it offers a comfortable living room opening onto a decked seating area, fitted kitchen, two bedrooms, an en-suite shower room and separate bathroom.

The opportunities this creates are extensive. Buyers may choose to accommodate extended family, create space for dependent relatives, provide independent living for older children or, subject to any necessary consents and regulations, explore opportunities for long-term rental or holiday letting income.



The grounds are another major feature. Extensive parking comfortably accommodates numerous vehicles, caravans, motorhomes or trailers, whilst a substantial range of timber garages, workshops and stores will appeal to hobbyists, tradespeople or anyone requiring significant storage or workspace.

The bungalow itself is of Woolaway construction, a form of non-standard construction. Buyers should be aware that mortgage availability may therefore be more limited than for traditionally constructed homes and are advised to discuss lending options with their chosen broker or lender at an early stage. Positively, the property has been externally insulated, benefits from uPVC double glazing and is served by modern electric panel heating, improving both comfort and efficiency.

Properties offering this level of versatility, combined with such a convenient village location close to Exeter, are exceptionally difficult to find. Whether you're searching for a substantial family base, multi-generational living or a property capable of generating additional income, 1 Byways offers possibilities that few others can match.

Agent's Note: The property is of Woolaway (non-standard) construction. Buyers are advised to satisfy themselves regarding mortgage availability. The property also adjoins the railway line to the rear.

Please see the floorplan for room sizes.

Current Council Tax: Band B – East Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Modern electric panel heating

Construction: Non Standard (Woolaway)

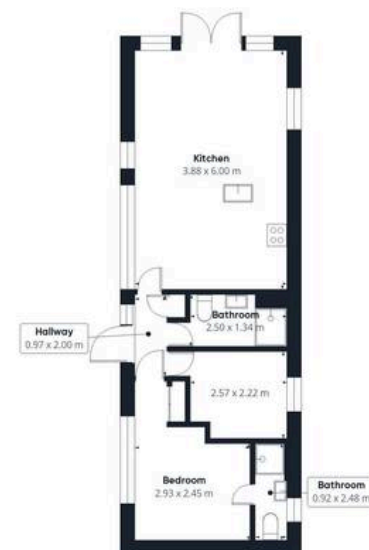
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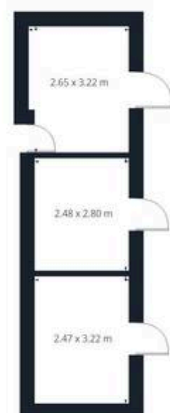




Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾
185 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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.

DIRECTIONS : Use EX5 4ED or the what3words is
///appraised.pacifist.shakes

From the High Street in Stoke Canon, turn into Chestnut Crescent by the shop and continue to the end, go over the railway crossing into Green Lane and proceed passing the long stone barn on your left and take the first driveway on the right just past the barns





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.