



The Fir Cone, Clyst Hydon, EX15 2NB

Guide Price £550,000

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This spacious detached house provides a comfortable home for both families and retired occupants alike, situated close to the heart of this popular village. Clyst Hydon is a small village located in East Devon and sits approximately 9 miles North East of the city of Exeter. The village is known for its tranquil and idyllic setting and amenities include a highly regarded primary school, popular sports & cricket club, swimming pool, village hall and village pub (currently run by volunteers in the community) . One of the prominent features of Clyst Hydon is its Parish Church, St. Andrew's, which dates back to the 14th Century.

The Fir Cone is conveniently located with excellent transport links providing easy access to the nearby towns of Cullompton and Honiton as well as the Cathedral city of Exeter where a wider range of amenities can be found, Junction 28 of the M5 at Cullompton is approximately 4 miles away and Tiverton Parkway station is also just a 20 minute drive, providing swift access to London Paddington.

The property itself briefly comprises: spacious dual aspect lounge diner with lovely views across the garden towards adjoining countryside. The sun room offers a flexible space for a more formal dining room/ office or another place to sit and enjoy the idyllic setting. The kitchen/ breakfast room is well equipped with a range of cupboards and drawers at both base and eye level ,providing ample storage whilst incorporating an eye level double oven. There is space for further modern appliances, a family-sized breakfast table and chairs. The worktops allow room for food preparation with an inset hob, and a utility room offers additional storage and appliance space.

An inner hall separates the living areas from the three bedrooms with the master suite being another dual aspect room, taking full advantage of the country views and benefits from a well appointed ensuite shower room. The family bathroom is also fitted in a modern white suite, and the home benefits from double glazing and an oil-fired central heating system.

There is potential to extend the property in a variety of ways, subject to the necessary planning permissions/ consents. The current owners did obtain planning permission (now expired) to add an office/studio above the garage.

The property is approached via a long driveway which opens up to the parking area for several vehicles with access to the detached double garage with light, power and an EV charger. The gardens are another appealing feature and are a lovely size. There is a large expanse of lawn, providing ample space for children to run and play or as a blank canvas for any keen gardener to landscape. There are mature shrubs and trees, along with a paved patio area to enjoy outdoor dining/entertaining in the summer months whilst overlooking open countryside; a truly peaceful and idyllic setting.

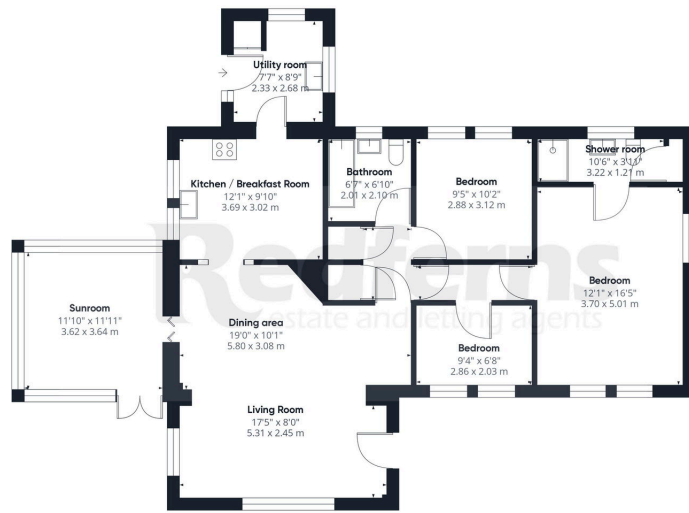
SERVICES Mains electricity and water are connected. Oil fired central heating and private drainage.

DIRECTIONS What3words///varieties.invisible.anchovies

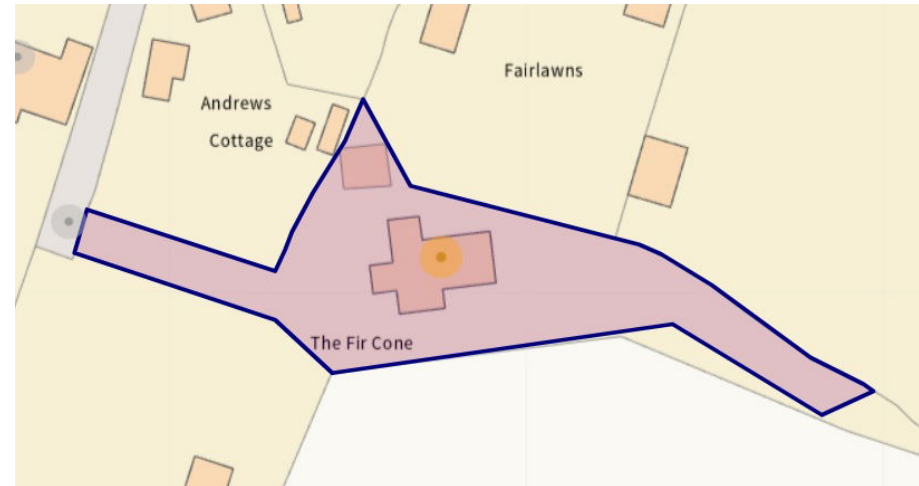
OUTGOINGS Council Tax Band E (as per Gov.UK Website at the date of first listing)

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property. For specific checks, please use this link [checker.ofcom.org.uk](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband-coverage-checker/)





- A spacious detached house
- Spacious dual aspect lounge
- Double glazing
- Long driveway leading to a parking area for several vehicles and detached double garage
- Situated in this popular village
- Sun room/office or formal dining room
- Three bedrooms
- Oil fired central heating system
- Good sized gardens overlooking open countryside



Ottery St. Mary | **01404 814 306**
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