



Connells

Burrow Farm Cottages
Stoke Canon Exeter



Property Description

GUIDE PRICE £575,000-£600,000

Occupying a stunning rural position on the outskirts of Stoke Canon, this unique semi-detached property offers spacious and versatile accommodation with wonderful views across the surrounding countryside. A network of extensive footpaths and lanes link to the Exe Valley Walk. The ground floor has been thoughtfully extended to create a generous family home. A large living room provides an inviting space for relaxing, whilst a spacious kitchen and separate dining room offer excellent areas for family life and entertaining. In an extended section to the rear of the property is a fourth bedroom/ family room and shower room, with direct access onto the garden. Upstairs, there are three further bedrooms and a family bathroom. The principal bedroom enjoys a dual aspect outlook, allowing plenty of natural light and views across the surrounding area. Bedroom two overlooks nearby farmland to the front, while the third bedroom, currently the smallest of the rooms, enjoys attractive views over the rear garden. Externally, the property is approached via a gated driveway leading to a single garage. A lawned front garden borders the drive and is enclosed by mature hedging. To the rear, a large patio area is complemented by useful outside store rooms. An impressive lawned garden stretches away from the house and backs directly onto neighbouring farmland, creating a truly peaceful and picturesque setting.

Agents Note

Waste for the property is served by a septic tank. Please contact the Branch for more details.

Entrance Hall

Double glazed front aspect door and sealed unit, under stairs storage, wall mounted radiator.

Living Room

Two double glazed front aspect windows and door, double glazed internal window, fireplace with coal effect gas fire, wall mounted radiator.

Dining Room

Double glazed front aspect window, fireplace with coal effect gas fire, built in cupboards, wall mounted radiator.

Kitchen

Double glazed rear aspect window, wall and base units, work surfaces, boiler, oven, gas hob and extractor over, display cabinets, plate racks and shelving, wine rack, 1 1/2 bowl composite sink unit, tiled floor, plumbing for washing machine, space for fridge freezer.

Ground Floor Shower Room

Double glazed obscured rear aspect window, shower cubicle with mains shower, shower seat, low level toilet, wash hand basin, heated towel rail, tiling, tiled floor, wall mounted radiator.

Bedroom 4/ Family Room

Two double glazed rear aspect windows and door, double glazed internal window, wall mounted radiator.

Landing

Built-in cupboard. Doors to the bathroom and three upstairs bedrooms which are all potential doubles and have far reaching countryside views.

Bedroom 1

Double glazed front and side aspect windows with stunning countryside views, wall mounted radiator.

Bedroom 2

Double glazed front aspect window, again with stunning countryside views, wall mounted radiator.

Bedroom 3

Double glazed rear aspect window, access to loft, wall mounted radiator.

Shower Room

Double glazed rear aspect skylight window, shower cubicle with mains shower, low level toilet, wash hand basin, tiling, wall mounted radiator.

Front Garden

Lawned garden with countryside views, patio area, shrubs and a variety of trees including a mulberry tree.

Rear Garden

Three brick sheds, wooden storage shed, greenhouse, large lawn, patio with pond, mature fruit trees (apple, pear and plum), all enclosed by hedges.

Parking

Garage with electric roller door, power and lights and large driveway which can accommodate off-road parking for up to three vehicles.

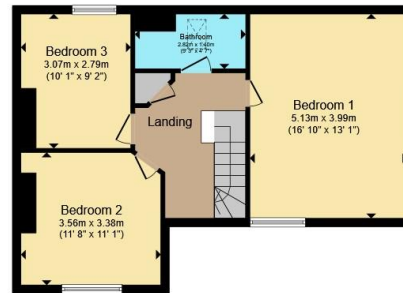




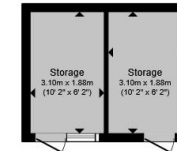




Ground Floor



First Floor



Outbuilding



Total floor area 158.7 m² (1,708 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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8-9 South Street
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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/EXR317829



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