

Mill Lane, EX3

M⁰VELI





Mill Lane, EX3

A wonderful family home in Exton with four double bedrooms, three bathrooms and three reception rooms. The property sits in 0.48 acres of mature gardens and comes with a double garage and detached garden studio.

- A SUBSTANTIAL DETACHED HOME
- SITUATED IN THE SOUGHT-AFTER VILLAGE OF EXTON
- SET IN 0.48 ACRES OF GARDENS
- FOUR DOUBLE BEDROOMS
- THREE BATHROOMS INCLUDING TWO EN SUITE
- LARGE LIVING ROOM & DINING ROOM
- WONDERFUL KITCHEN/BREAKFAST ROOM WITH UTILITY
- GORGEOUS SUN ROOM OVERLOOKING THE GARDEN
- GARDEN STUDIO & DOUBLE GARAGE
- LOVELY MATURE GARDENS

This wonderful detached home is situated in the sought-after village of Exton, positioned perfectly between Exeter and Exmouth with easy access to the city and also the sea. Exton has its own train station, access to the estuary and The Puffing Billy, an excellent local pub/restaurant.

The property has a real country cottage feel to it, with the majority of the accommodation facing towards the south facing garden, which is also enjoyed by a superb sun room. It is an incredibly comfortable home, and while it may need minor modernisation in places, it will appeal to keen gardeners who looking for that 'forever home'.

From the entrance hall, there is access to all rooms and stairs to the first floor. The living room is a double aspect room with windows to the west and double doors out to the garden. There is also a fireplace with stone mantel and hearth. The dining room is a generous size with double doors out to a gorgeous sun room with windows and doors overlooking the garden. ►



- ▶ The kitchen/breakfast room gives a lovely 'country' feel with fitted units and integrated appliances including double oven, gas hob and extractor. There is space for several appliances, double aspect windows to the rear and side and tiled flooring. There is also a door to the side, giving access to the parking area. Completing the downstairs accommodation is an office, cloakroom, utility room and boiler cupboard.

On the first floor there are four large double bedrooms, all with windows overlooking the lovely garden. Bedroom one is a double aspect room with windows to the south and east, with an en-suite shower room. Bedroom two is also a double aspect room with windows to the south and west, with an en-suite shower room. Bedrooms three and four are spacious double bedrooms, all with south facing windows. The family bathroom has a large corner bath, W.C and wash hand basin, plus a window to the front. There is plenty of storage throughout.

Externally, the property sits within a generous plot of 0.48 acres, there is a large rear garden with mature planting and various fruit trees. There are plenty of outbuildings including a storage shed, greenhouse and a fantastic garden studio.

The studio is currently used as a small cinema room and also has a cloakroom with W.C and wash hand basin (not currently plumbed in). It is a wonderful place to sit and enjoy the afternoon or evening sun. There is also a parking area with room for several vehicles and a double garage with light, power and storage over.

This excellent home represents a rare opportunity to acquire a substantial 'cottage' style home in Exton, an incredibly popular village along the Exe Estuary.

Viewing is highly recommended to appreciate the opportunity on offer.





LOCATION

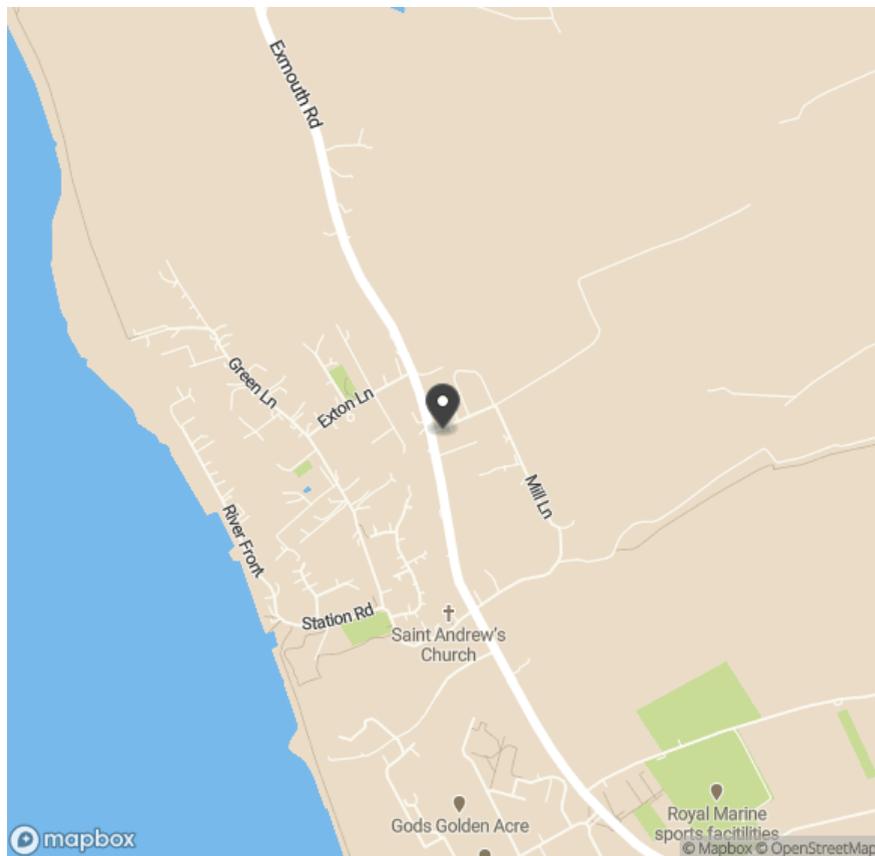


Property location

ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: **81**

Potential: **92**



FLOOR PLAN



TOTAL FLOOR AREA : 2024sq.ft. (188.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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