



## Nettacott Cottage, Upton Pyne, EX5 5HX

Guide Price £600,000

# Nettacott Cottage

Upton Pyne, Exeter

- Detached character cottage with slate roof and period features
- Peaceful yet accessible location within reach of Exeter
- Rural setting with countryside views and no immediate neighbours
- Cosy sitting room with woodburner and original character details
- Kitchen and dining space with AGA and traditional cottage styling
- Three bedrooms with views over the gardens
- Not listed
- Oil central heating, solar panels and underfloor heating in parts
- Generous gardens (1/4 acre) with mature planting, terraces and garden rooms
- Driveway parking and garage

Set in a peaceful rural position with no immediate neighbours, Nettacott is one of those homes that feels instantly welcoming. Surrounded by countryside and enjoying a lovely sense of space, it offers the charm of a traditional cottage with the comfort and practicality of a well-cared for home and all just a few minutes from Exeter.

The cottage is full of character, including an original salt cupboard and bread oven, with exposed beams, thick stone walls and solid timber doors all adding to its sense of history. At the same time, it has been thoughtfully maintained and improved, with light décor and modern touches that make it easy to live in day to day including solar PV.





The kitchen and dining space is very much the heart of the home, centred around a classic AGA and finished with slate worktops and a Belfast sink. It's a room that feels both practical and full of character, with plenty of storage and natural light. From here, the layout flows through to the rest of the ground floor, where a cosy sitting room with wood burner provides a perfect place to relax, complete with original details that give a nod to the cottage's heritage.

There is also a generous entrance hall which is currently used as a study area, along with a ground floor shower room and a large conservatory to the rear, which benefits from underfloor heating and provides a bright additional living space opening out onto a brick terrace and the garden.

Upstairs, three bedrooms, two of which are doubles and the third is slightly smaller but could still hold a small double bed. Each have their own character and enjoy views over the gardens and surrounding countryside, while the family bathroom completes the accommodation.

Outside, the gardens are a real feature and in total the plot is about a quarter of an acre. Offering a mix of lawn, mature planting, terraces and more tucked away spaces to explore. planted for scent, colour and seasonal interest, with established trees, shrubs and fruit bushes creating a private and peaceful setting. Additional garden rooms provide useful extra space for hobbies or working from home.



To the front, there is driveway parking for three vehicles along with a garage, while the overall setting offers that increasingly rare balance of privacy and accessibility, with Exeter still within easy reach (15 minute drive to Exeter St Davids). Overall, Nettacott is a home that offers both character and comfort in equal measure, ideal for those looking for a countryside setting.

Please see the floorplan for room sizes.

Current Council Tax: Band E – East Devon

Utilities: Mains electric, water, telephone & broadband and Solar PV

Broadband within this postcode:

Drainage: Mains water supply with a new digestate septic tank.

Heating: Oil fired central heating throughout the house, with electric underfloor heating to the conservatory and shower room, plus Solar PV.

Construction: Cob/Stone

Listed: No

Conservation Area: No

Tenure: Freehold

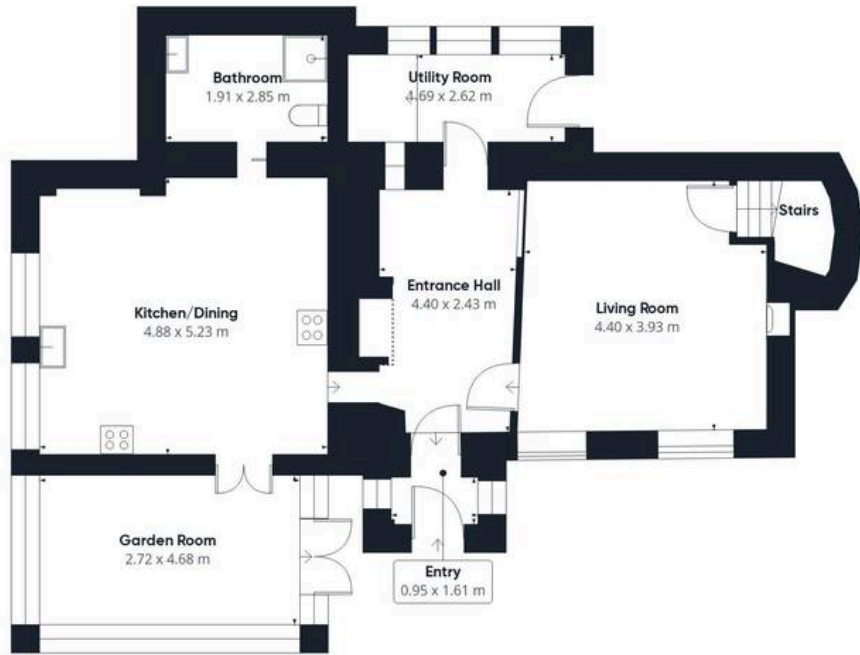
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

**Agents notes:**

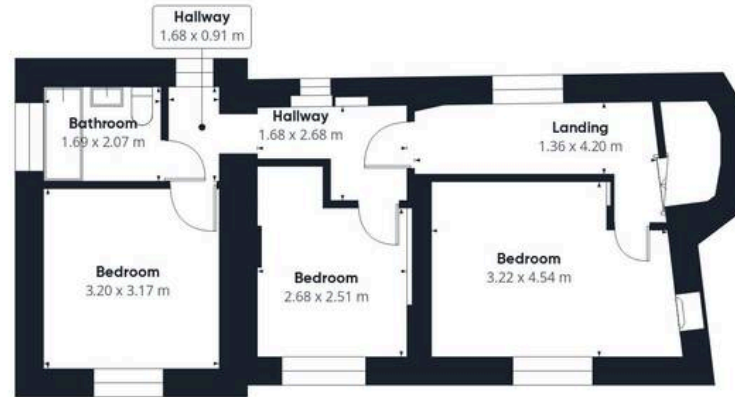
**Boundaries, Access & Parking:**

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

140.5 m<sup>2</sup>

Reduced headroom

0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

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#### **Broadband & Mobile Coverage:**

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. The vendor has confirmed that the area is pending an update to Superfast Broadband. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

#### **Virtual Staging:**

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

#### **Private / Unadopted Road:**

We're informed by the seller that access to the property is via a farm lane over which rights, access and maintenance are granted. Buyers should confirm ownership, rights of access and responsibility for maintenance or repair with their conveyancer.



**DIRECTIONS :** For Sat Nav use EX5 5HX and the What3words is [///skillet.sometime.extent](https://www.what3words.com/skillet.sometime.extent)



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