



Pyne View







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Upton Pyne, Exeter, Devon, EX5 5HZ

Exeter City centre (3.9 miles), Exeter Airport (10.8 miles)

A stunning 5 bedroom detached family home presented in lovely condition throughout with a large garden of around 0.5 acres, detached garage and driveway parking.

- Sought after Exe Valley location
- Excellent transport links
- Open plan living
- Ample driveway parking
- Freehold
- Unspoilt countryside
- Beautifully presented
- Approximately 0.5 acre plot
- Double garage
- Council Tax Band: G

Guide Price £800,000

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SITUATION

Upton Pyne is a highly favoured Exe Valley village, surrounded by unspoilt countryside, yet just 4 miles from central Exeter. Maintaining an active community, the village includes a church and a network of local footpaths with a range of fantastic walks. The nearby village of Bramford Speke has a primary school (rated 'good' by Ofsted) and an excellent pub, The Agricultural Inn.

Exeter, to the south, has all the amenities associated with a major regional centre, providing a good range of leisure and cultural amenities including substantial shopping facilities. Communication links are good, with the M5 accessible at Exeter providing links to the A38 to Plymouth, or the A30 to Cornwall, Bristol and London to the north and east. There are regular rail services to central London from Exeter St David's in just over 2 hours. Exeter International Airport provides a number of domestic and international flights.

DESCRIPTION

A stunning 5 bedroom period house providing attractive contemporary accommodation throughout with a fantastic open plan kitchen/dining room, sitting room, playroom and studio on the ground floor. On the first floor are 5 bedrooms a shower room and a lovely family bathroom.

ACCOMMODATION

From the driveway, a door with a glazed panel opens into an entrance porch with storage unit and useful bench seat, with a second door opening into the sitting room. A good size, the sitting room is a lovely, bright room with a wood burner and stair case rising to the first floor. On the left, sliding doors open into a conservatory and on the right is a great second sitting room currently used as a playroom with a sliding door to the garden and window to the front.

To the rear of the house is a stunning, open plan kitchen/dining room fitted with an attractive range of base, wall and drawer units with a ceramic sink, two hi-level ovens, grill and plate warmer and there is an integral dishwasher. There is a large central island with a work top over and an inset induction hob, space for a large fridge freezer and to the rear, patio doors opening into the garden.





Connected to the kitchen is a downstairs cloakroom and a door leads to a useful utility room with space for a washing machine and tumble dryer, work tops with inset sink and drainer. A door leads to a useful rear porch which in turn leads to the garden.

On the first floor, a landing opens onto 5 bedrooms, 4 being doubles and all having views over the garden and surrounding countryside. On this floor is a shower room with large walk in shower, feature hand wash basin and W.C and there is an impressive family bathroom with a free standing bath, W.C, feature hand wash basin and a shower cubicle

GARDENS

The property is further complemented by a double garage, summer house and potting shed, all benefitting from electricity. The garden is laid predominantly to lawn and interspersed with a variety of mature trees, shrubs and bushes, providing an attractive and established setting ideal for family enjoyment. A patio area adjoining the kitchen offers an excellent space for outdoor dining and entertaining while a dug-out fire pit adds an appealing focal point for evenings outdoors.

SERVICES

Current Council Tax band: G

Utilities: Mains drainage, electricity and mains water

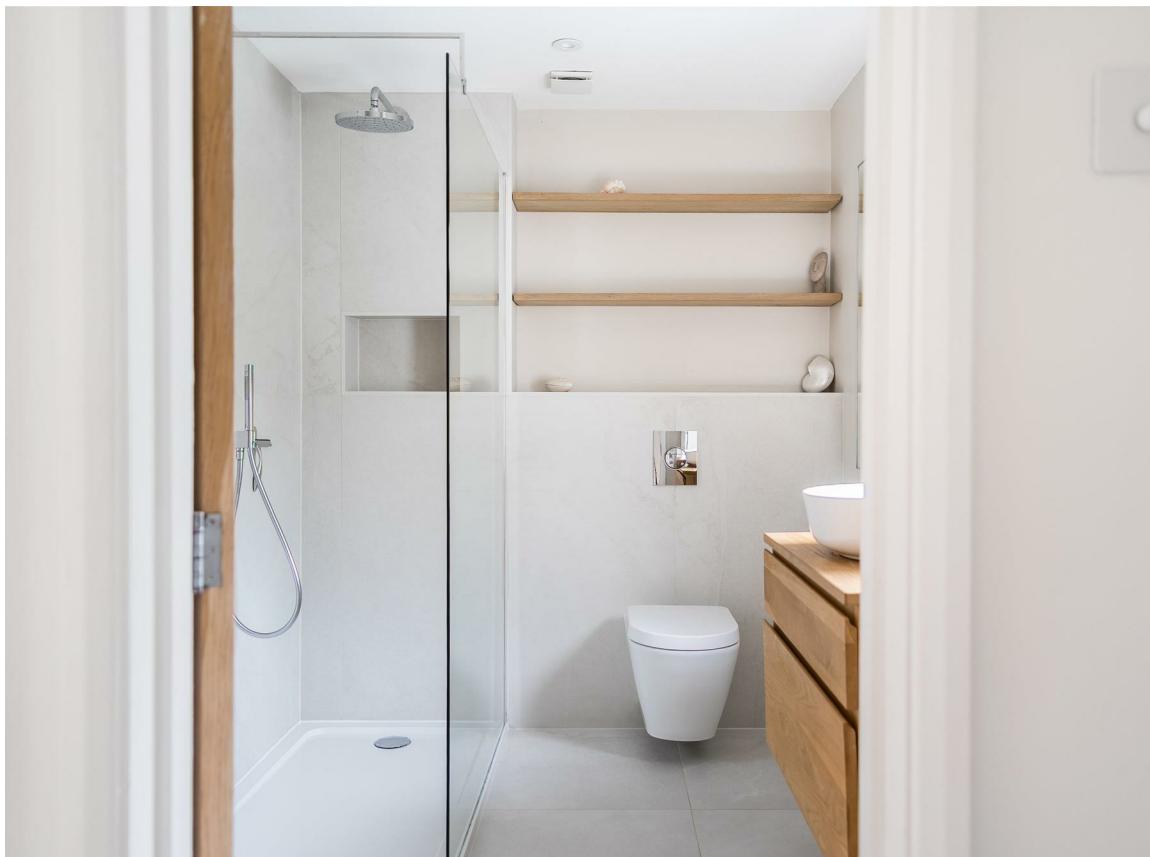
Heating: Oil fired central heating supported by solar panels (eddi system)

Tenure: Freehold

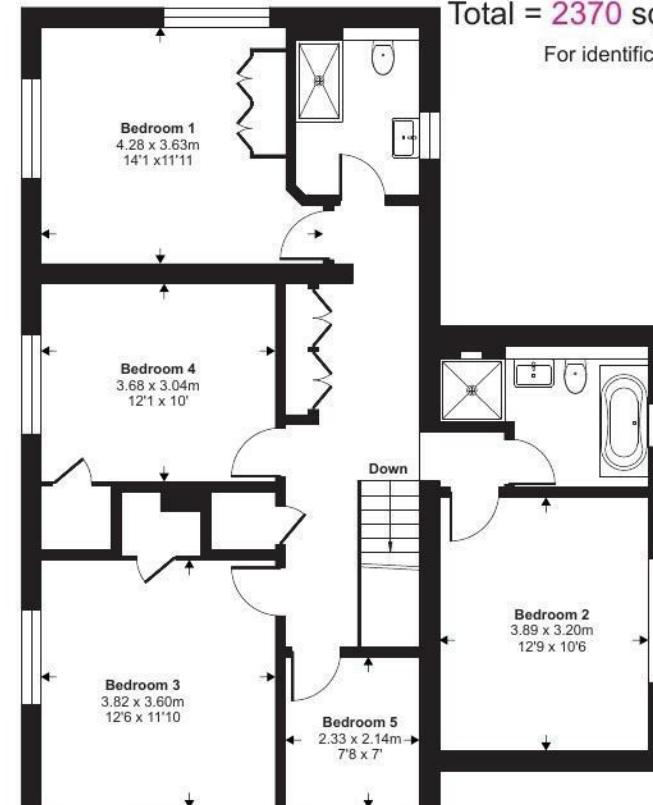
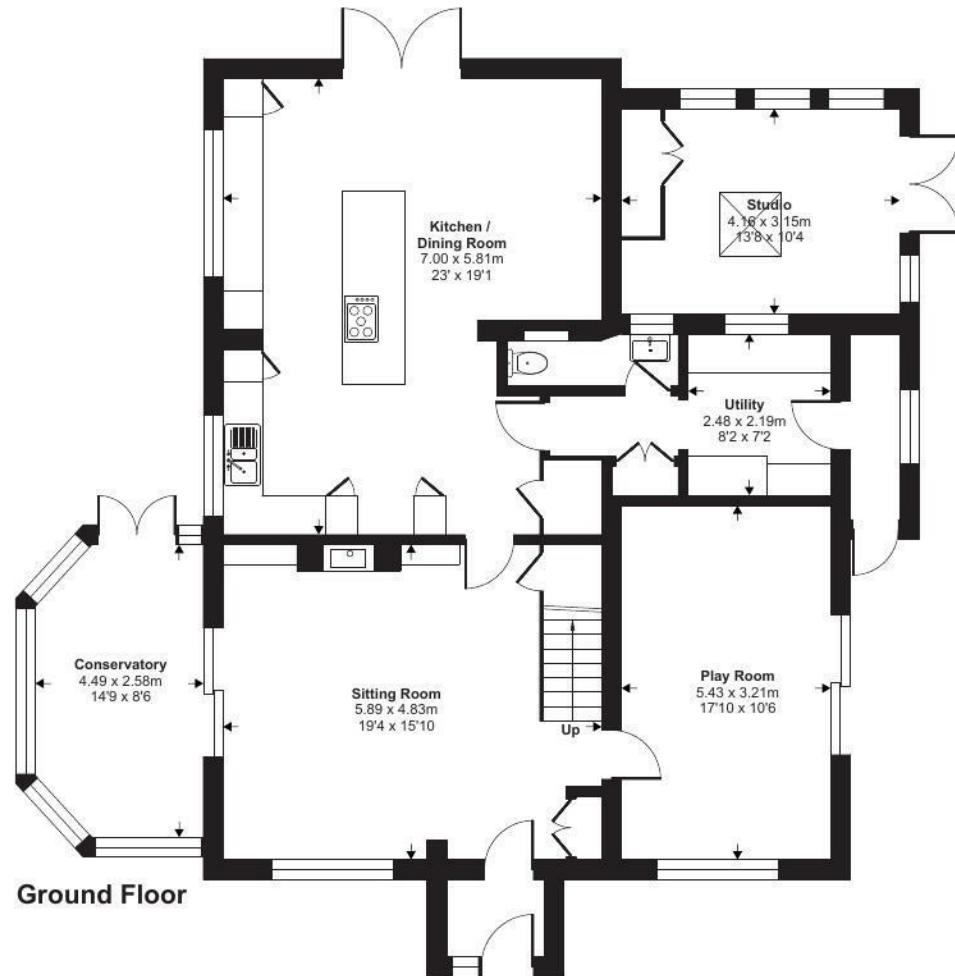
Standard, ultrafast and superfast broad band available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

What3words://baths.mooring.slams



N
W
E
S



Approximate Area = 2225 sq ft / 206.7 sq m

Outbuilding = 145 sq ft / 13.4 sq m

Total = 2370 sq ft / 220.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1387528

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



