



9 Half Moon Village, Newton St. Cyres

Guide Price £220,000

9 Half Moon Village

Newton St. Cyres, Exeter

- Cottage in village location
- Characterful accommodation
- Just 3 miles from Exeter
- Garden & Outbuilding
- 3 Bedrooms
- Bathroom on first floor
- Scope to improve

Half Moon Village is ideally situated just 3 miles from Exeter on the Western side. This cottage is full of character and charm and has potential to add value with upgrades and improvements. With a garden and outbuilding, there is the opportunity for village life for an affordable price.

The lounge has a feature brick fireplace with Victorian range cooker, there is an original window seat and an arch through to the kitchen with an array of units, ceramic sink and space to the end for a dining area with a woodburning stove and a door to the rear. Upstairs there are two bedrooms to the front and one bedroom to the rear, the bathroom has a bath with provision for shower over, a vanity sink and WC. There are handy storage spaces on the landing and beside the staircase and a large boarded attic. The heating is from electric heaters but these would need to be tested before using.





Outside there is a pedestrian right of way around to the rear of the property and access to the garden just across the courtyard. The garden has a lovely array of trees including apple, cherry, plum, monteray pine & silver birch, there is an area laid to lawn with fruit bushes and shrubs to the side, further along the path from the garden is a handy shed for storage.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2025/26 - £1925.13

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Standard 16Mbps (airband & starlink are options for a faster supply)

Drainage: Mains drainage

Heating: Electric heaters

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.



NEWTON ST CYRES is a favoured location for those seeking a village setting with easy access to both Crediton (3 miles) and Exeter (5 miles) via the A377. For non-drivers, or those wanting to rely less on a car, frequent buses and trains serve both these towns. The centre of the village is formed by thatched cottages many of which are clustered around the pretty ford with its cobbled bridge and is a designated Conservation Area. There are plenty of options to keep busy in and around the village. The Newton St Cyres Arboretum features a huge collection of trees and shrubs, is dog friendly, and a super place for a walk. Access to the arboretum is through the churchyard of the Parish Church of St Cyr and Julitta, a thirteenth century building overlooking the village. There are also several eateries to explore, including The Beer Engine; a renowned real ale micro-brewery equally feted for its good food. This pub is also near the village recreation ground home to the Woodbury & Newton St Cyres cricket teams and Newton St Cyres FC. Not far from the cricket ground is the recently built primary school (OFSTED Good) which also provides wraparound care open to all nursery and school aged children. The schools personal development and early years care is OFSTED Outstanding.

DIRECTIONS

From Crediton take the A377 in an Easterly direction towards Exeter. Half Moon Village is the next village after Newton St Cyres. The property can be found along to the left marked with a Helmores Board. Please do not park to the rear of the property, parking is available in the lay-by opposite or in Hanlons Brewery lay-by.

For Sat Nav: EX5 5AE

What3Words: [///bandaged.herds.dentures](#)





Floor 0



Floor 1

Approximate total area⁽¹⁾
65.4 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.