



Pine Ridge,







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Sowton, Exeter, Devon, EX5 2AG

Exeter City centre (4.9 miles), Exeter Airport (2.5 miles), M5 Junction 29 (1.5 miles)

Located on the edge of this pretty East Devon village, a substantial 4 bedroom home with adjoining 3 bedroom annexe, providing nearly 5700 sq ft of accommodation.

- Substantial 4 bedroom family home and attached 3 bedroom annexe
- Two double garages, and Zappi car charger
- Potential for additional annexe
- Range of solar panels and solar thermal
- Current Council Tax band F
- Nearly 5700 sq ft of accommodation
- Further rooms that could be used as a gym and office
- Beautifully presented throughout
- Large driveway for multiple cars
- EPC C

Guide Price £2,500,000

Stags Exeter

21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 255202 | exeter@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

Pine Ridge is located along a quiet lane in the pretty East Devon village of Sowton, not far from Clyst St. Mary. Sowton Village offers a picturesque and historic setting with a strong sense of community, located just a few miles from the centre of Exeter. The village features a charming mix of thatched cottages, Victorian homes, and traditional farmhouses. Amenities include a church and a village hall, which hosts regular meetings and local clubs. The location is highly accessible, with excellent links to the M5, A30, Exeter Airport, and surrounding business hubs. The university and cathedral city of Exeter (approximately 5 miles) provides a wide range of shopping, educational and cultural facilities, along with rail links to London Paddington and Waterloo.

ACCOMMODATION

In the same ownership for over 30 years, Pine Ridge is a substantial and beautifully presented family home extending to almost 5,700 sq ft, offering highly adaptable accommodation ideal for multi-generational living or providing excellent income potential through a self-contained annexe arrangement. The property has been thoughtfully updated and extended over the years and now offers spacious, versatile living accommodation arranged over several levels.

A generous entrance porch opens into a welcoming reception hall. To the left is the principal sitting room, a superb space enjoying a large picture window to the front with attractive views across the village, together with a wood-burning stove set within an exposed brick fireplace. French doors lead through to the kitchen, whilst sliding doors open into an impressive garden room featuring a vaulted ceiling and French doors opening onto the gardens.

The kitchen has been comprehensively remodelled in recent years and is fitted with an extensive range of bespoke cabinetry, complemented by Corian work surfaces. Integrated appliances include an induction hob, double oven, grill, microwave, fridge/freezer and wine fridge. A striking curved central island provides both additional workspace and informal seating, incorporating an integrated sink. Beyond the kitchen is a large utility area with fitted cupboards, sink and space and plumbing for laundry appliances.

Returning to the main hallway are three well-presented bedrooms together with a family bathroom fitted with a panelled bath, shower and WC. At the end of the hall is the principal bedroom suite, enjoying lovely views back across the village and benefitting from an en-suite shower room.

A doorway at the end of the hall provides access to the remainder of Pine Ridge and creates a natural division between the principal four-bedroom house and the self-contained three-bedroom annexe.

Stairs descend to a useful utility area which in turn gives access to two double garages. One garage leads through to a gym area, whilst the second, currently utilised as a hairdressing studio, adjoins a further room suitable for office use or, subject to any necessary consents, could be incorporated to create an additional independent annexe.

At first-floor level within the annexe are two bedrooms, one benefitting from a WC, together with a separate shower room. Further along the hallway is a spacious open-plan kitchen/dining/living room. The kitchen is fitted with a range of base and wall-mounted units with integrated oven, grill and induction hob, whilst French doors open directly onto the rear garden.

Pine Ridge represents a rare opportunity to acquire a substantial and highly versatile home in a desirable village setting, perfectly suited to extended family occupation or those seeking ancillary accommodation with income potential.





OUTSIDE

From the lane, the house is approached over a sweeping paved drive providing parking for a number of cars and leading to the double garages. The driveway continues along the side of the house where a gate opens to the top garden and along side the drive to the front is an area of landscaped garden. At the rear of Pine Ridge is a private and secluded area of garden that is a combination of lawn and paving, which provides a lovely area to sit with a Southerly aspect and elevated views over the village. Steps lead to a raised lawn where there is a very useful outbuilding.

SERVICES

Utilities: Mains drainage, mains electricity and water.

Heating: Oil fired and solar thermal hot water

Tenure: Freehold

Council Tax band: F

Solar: Pay per Kw/h and 2x 10kw Storage batteries

Standard and ultrafast broadband available. EE, 0s and Vodafone mobile networks available (Ofcom)

Please ask agent for a full list of covenants

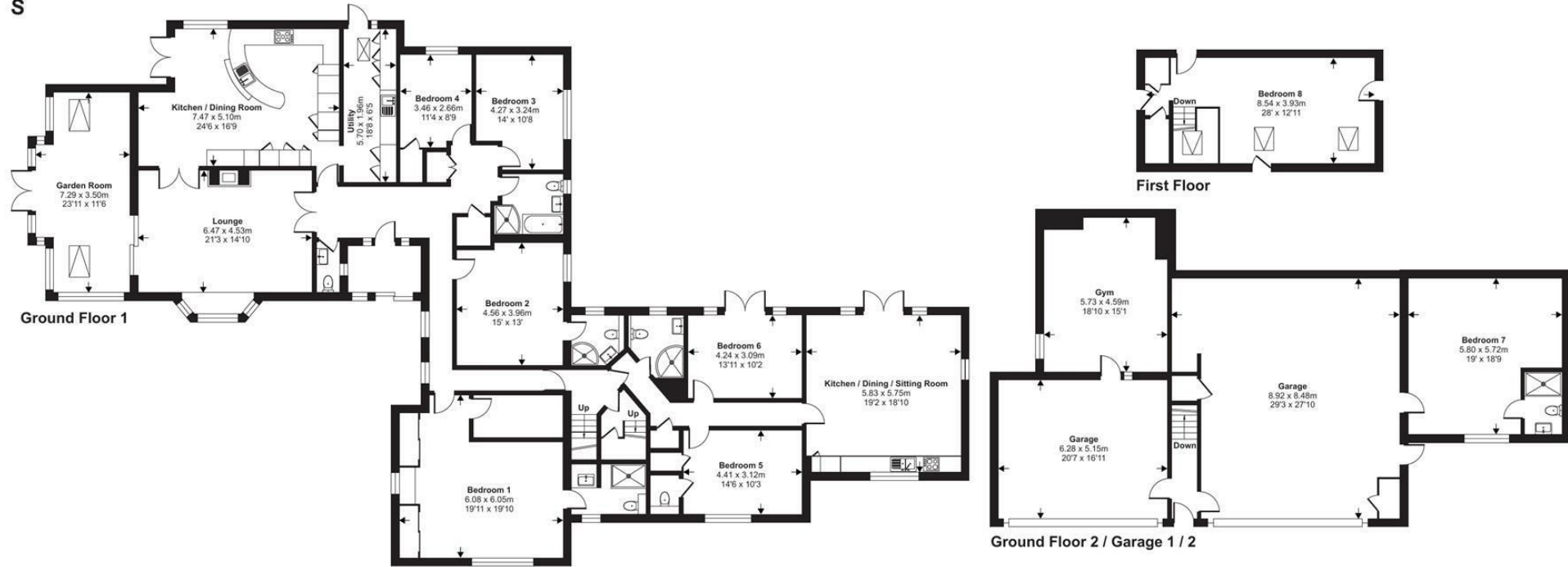
DIRECTIONS

What Three Words: ///squish.dote.shift





Approximate Area = 3928 sq ft / 364.9 sq m
 Garage = 1408 sq ft / 130.8 sq m
 Outbuilding = 357 sq ft / 33.1 sq m
 Total = 5693 sq ft / 528.8 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: 1455711



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



