

\*\*\* ONLINE VERSION \*\*\* | Newton St Cyres, EXETER

£395,000



DHC4889

Detached

4 Bedrooms

Individual 4 bedroomed detached house in sought after village location enjoying magnificent rural views from its elevated position. Easy commute into Exeter

ENTRANCE HALL, CLOAKROOM, LIVING ROOM, KITCHEN, DINING ROOM, 4 BEDROOMS, EN-SUITE BATHROOM, FAMILY BATHROOM, GARAGE, PARKING, FRONT & REAR GARDENS, DOUBLE GLAZING, MAINS GAS CENTRAL HEATING

**DESCRIPTION** This individual 4 bedroomed detached residence is situated on the extreme outskirts of the sought after village of Newton St Cyres adjoining open farmland and from its elevated position enjoying magnificent rural views, yet within just a few minutes drive from Exeter. Nearby amenities include the well-regarded Beer Engine public house and railway station, with the village centre being approximately mile, having a primary school, ancient church, post office and a further public house.

The accommodation is presented in excellent condition throughout. Tarka Rise benefits from having well proportioned light and spacious rooms with most enjoying views over the spectacular country side beyond. The property enjoys a large kitchen, dining room, 20 foot living room, family bathroom, cloakroom and 4 double bedrooms, with the master having an en suite bathroom and has the benefit of gas fired central heating, and double glazing throughout. There is a garage and off road parking for up to 3 vehicles.

The location of the property with its uninterrupted views, abundance of wildlife with birds regularly visiting the feeders at the property and its close proximity to Exeter, viewing is highly recommended to fully appreciate Tarka Rise.

**NEWTON ST CYRES** is recognised as being one of the area's most picturesque villages with its ancient stone bridge and stream winding its way through the centre of the village. It has an historic parish church, primary school, post office / stores, pub and regular bus and rail services to Exeter (3 miles) and Crediton (4 miles).

**DIRECTIONS** From Crediton, take the A377 towards Exeter for approximately 3 miles until arriving in the village. Take the first left hand turning as signed to Sweetham, and the railway station. Follow this road, passing the recreation ground on the right, go over the railway bridge and turn left just past The Beer Engine Public House. Follow this country lane for approximately 50 yards and the driveway for the house is the first one on the right hand side.

The accommodation comprises, with approximate measurements

## **GROUND FLOOR**

Hardwood Front Door and glazed side panel to

**ENTRANCE HALL** 10'2 x 6'8 (3.1m x 2.03m) Wood effect laminated flooring, radiator, cupboard with cloak hooks.

**CLOAKROOM** 6' x 3'2 (1.83m x 0.97m) White suite comprising low level w.c, pedestal basin, radiator.

Separate entrances to

**LIVING ROOM** 20' x 18'9 (6.1m x 5.72m) Two radiators, views over the front garden and countryside beyond. Glazed French doors leading to outside, inset ceiling spotlighting. Staircase to first floor.

**KITCHEN** 15'7 x 10' (4.75m x 3.05m) Extensive range of Shaker style base units providing ample cupboard and drawer storage space with designer chrome handles and matching wall cabinets, rolled edged granite effect laminated working surfaces, space for slot-in cooker with stainless steel splashback, extractor hood and light. Inset twin circular stainless steel sink (h&c mixer), wall mounted Ideal gas-fired combination boiler providing domestic hot water and central heating, inset ceiling spotlighting, wine rack, space and plumbing for automatic washing machine, space for upright fridge/freezer, radiator. Telephone point. Glazed door to outside. Door to

**DINING ROOM** 13'3 x 10' (4.04m x 3.05m) Wood effect laminated flooring, radiator. Double glazed sliding patio doors to outside.

## **FIRST FLOOR**

Staircase to **SEMI-GALLERIED LANDING AREA** 20' x 6'2 (6.1m x 1.88m) Radiator. Large walk-in airing cupboard with factory lagged hot water cylinder, digital central heating programmer, slatted shelving.

Separate entrances to

**MASTER BEDROOM 1** 15'8 x 12'10 (4.78m x 3.91m) ( max into door recess) Radiator, overlooking fully enclosed rear garden, built-in double wardrobe with sliding mirrored doors, built-in cupboard. Door to

**EN-SUITE BATHROOM** 8'10 x 5'10 (2.69m x 1.78m) Wet suite comprising panelled bath plus 2 handgrips, Mira Supreme instant electric shower unit (curtain and rail over bath), low level w.c, pedestal basin, shaver light/socket,

extractor fan.

**BEDROOM 2** 13'2 x 11'2 (4.01m x 3.4m) including depth of full length 2 double built-in wardrobes with sliding doors, radiator, overlooking rear garden.

**BEDROOM 3** 12'2 x 9'9 (3.71m x 2.97m) Radiator, overlooking front garden and views over countryside beyond.

**BEDROOM 4** 9'9 x 9' (2.97m x 2.74m) Overlooking front garden and countryside beyond, radiator, t.v. aerial point, built-in cupboard.

**FAMILY BATHROOM** 8'10 x 7'6 (2.69m x 2.29m) Bath comprising panelled bath plus 2 handgrips, low level w.c, pedestal basin, fully tiled shower cubicle with Mira Sport instant electric shower, radiator, light and extractor fan.

## **OUTSIDE**

Tarmac drive in from road leading to **GARAGE** 16'9 x 9'9 (5.11m x 2.97m) with up and over door, hard standing **PARKING** in front.

**FRONT GARDEN** well stocked flower beds with an array of shrubs and plants. Steps and pathway at front. Ornamental fish pond and gently sloping lawned garden to front with raised paved **PATIO** area providing impressive and far reaching country views, further area of lawn to side leading to

**REAR GARDEN** 58' x 43' (17.68m x 13.11m) Overlooking country farmland to the rear, enjoying distant country views . Easy to maintain garden with raised rockery, well stocked with various shrubs, plants and heathers, outside light, outside water tap.

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## **THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.







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