

*** ONLINE VERSION *** | Exeter Road, Exton

£495,000



DRE0705

Detached

4 Bedrooms

A brick built barn conversion with fantastic country and river views

*HALLWAY***LARGE LOUNGE WITH PICTURE WINDOWS AND FABULOUS VIEWS***DINING ROOM***BEDROOM 4/STUDY***CLOAKROOM***KITCHEN*CONSERVATORY***MASTER BEDROOM WITH RIVER VIEWS***BATHROOM***TWO FURTHER LINKED BEDROOMS***LARGE GARAGE*OFF ROAD PARKING***LARGE GARDEN*

Situation

"Hill View" is a character barn conversion with a light, bright feel and benefits from a marvellous position overlooking open meadows and rolling fields along the Exe Estuary with the Haldon Hills in the background.

The property has to be viewed to fully appreciated, the well proportioned and versatile accommodation.

It stands close to the centre of the village, which has a public house with restaurant and a railway station with a regular train service to Exeter, which is six miles away and Exmouth which is six miles away. The M5 junction 30 is only three miles away. The bus stop is also close to the house.

Description

The property benefits from double glazing and gas central heating and has a good size triple aspect sitting room with marvellous views, a separate dining room, a study, conservatory and well proportioned kitchen with room for a breakfast table.

The first floor accommodation consists of three double bedrooms, and a spacious bathroom with separate shower cubicle. All the rooms have views to fields or the Exe Estuary.

There are two stairs in the house and therefore it has the potential to divide or re-arrange the accommodation allowing for a possible creation of an annexe with en suite facilities.

The garden is one of the main features of the property which are a good size, being mostly laid to lawn. There are two ponds, a summer house and the gardens benefit from a sunny south westerly aspect.

The property is approached via a five bar gate leading to a parking area and a good size garage/workshop.

The accommodation with measurements:

Sitting room 6.5m x 5.3m (21'4" x 17'5")

A triple aspect room enjoying a stunning outlook over the Exe Estuary and the Haldon Hills. Period style fireplace with marble hearth with gas effect fire. Twin multi-paned doors to hallway. Stairs rising to first floor Master bedroom.

Study/bedroom 4 3.9m x 2.7m (12'10" x 8' 10")

Approached from the hall from twin multi-paned doors. Outlook over the private courtyard.

Downstairs Cloakroom

A close coupled w.c. and pedestal wash hand basin with shaver light above. Heated towel rail.

Dining room 3.7m x 3.6m (12'2" x 11'10")

A multi paned door leads to this room with a window overlooking the front of the property. Stairs rising to the first floor. Door to the kitchen.

Conservatory 3.4m x 3.0m (11'2" x 9'10")

A multi sided quality conservatory with pitched polycarbonate roof and double glazed windows. Twin doors open to the private side garden.

Kitchen/Breakfast room 4.0m x 3.7m (13'1" x 12' 2")

This room with three windows enjoying views to the distant countryside. The kitchen consists of a range of attractive units in pine with tiling around the work surfaces, white

sink unit, roll topped work surfaces, with cupboards, drawers and appliances underneath. Matching wall cabinets with pelmet lighting and glass fronted display cabinet with herb drawers underneath.

First Floor Accommodation

Master Bedroom 5.7m x 3.8m (18'8" x 12'6")

A light and pleasant bedroom with a dual aspect with the main window facing west and enjoying the far reaching views to the Exe Estuary with the Haldon Hills in the distance. Further large windows with superb views. Eaves storage cupboards, and twin corner cupboards.

Spacious Bathroom/Shower room 3.8m x 3.8m (12'6" x 12'6")

Dual aspect double glazed windows which also have good views over the Exe Estuary and Haldon Hills.

The bathroom suite comprises a corner bath with side panel, large shower cubicle with electric shower, pedestal wash hand basin with shaver light above, close coupled w.c., useful corner cupboard, radiator.

Stairs descend to the ground floor.

Bedroom 2 3.9m x 3.8m (12'10" x 12'6")

Another double bedroom with double glazed dormer window having views over the rural countryside, with glimpses of the Estuary. Two built in wardrobes, built in book shelves, radiator, part sloping ceiling with exposed timber beams, door to eaves storage space and door to:

Bedroom 3 3.9m x 3.8m (12'10" x 12'6")

Having triple aspect double glazed windows with the gable end window enjoying views over fields towards Woodbury Common. It has a part sloping ceiling with exposed timber beams. Wall mounted combi-boiler for central heating and hot water supply.

OUTSIDE

Hill View has a delightful garden, being principally laid to lawn for ease of maintenance. The feature of the garden is the panoramic view of the countryside with stunning sunsets over the Exe Estuary.

The garden is large and safe, being ideal for both children and pets.

From the front of the property a five bar gate leads to a large car parking area with room for numerous vehicles. This in turn leads to the Garage/Workshop.

Garage/Workshop 5.4m x 5.2m (17'9" x 17'1")

A double size garage with single up and over door, personel door and double glazed window. Power and light are connected.

The main garden is approximately 40m x 20m and has a well stocked fish pond with filter unit and fountain. Small pond with rockery and flower bed, many interesting flowers, shrubs and trees including a well established Torbay Plam tree, Exmouth Magnolia tree and pretty Iceberg Rose.

Summerhouse 3.0m x 2.4m (9'10" x 7'10")

Cedar wood construction having twin glazed entrance doors and side windows.

Directions From Exeter take the A379 to Exmouth, passing through Ebford and then into Exton. The property will be found on the right hand side a short distance after the Jet garage.

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.





London Representative Office: 119-121 Park Lane, Mayfair, London, W1K 7AG
Telephone: 020 7409 4657

team
www.teamprop.co.uk