

4 Cowley Place

Cowley, Exeter, Devon

STRUTT & PARKER

BNP PARIBAS GROUP

An impressive apartment in a fine Georgian Grade II listed country house, with extensive countryside and river views

A highly attractive first-floor apartment featuring a wealth of character details, including high ceilings, large sash windows and elegant, traditional styling. The apartment offers two bedrooms and affords superb views across the 11 acres of communal gardens and grounds. Residents also benefit from access to an indoor heated swimming pool, tennis court and fishing rights along the River Creedy.

- 1 RECEPTION ROOMS
- 2 BEDROOMS
- 1 BATHROOM
- OUTSIDE PARKING & GARAGE
- 11 ACRES COMMUNAL GROUNDS
- LEASEHOLD EXPIRES 24/06/2995
- VILLAGE
- 871 SQ FT
- GUIDE PRICE £249,500



The property

4 Cowley Place is a well-presented two-bedroom apartment, set on the first floor of a sought-after Grade II listed property in Cowley, just to the north of Exeter and within easy reach of the city centre and local connections. The house itself dates from the late 18th century featuring highly attractive cream rendered elevations outside and a double-fronted façade. Originally built as a private residence, there is documented history of the main house and evidence of it being frequented by acclaimed artists Thomas Gainsborough and Francis Towne. It went on to become the regional headquarters for a national bank and the building was extended with the entire property divided into 14 apartments in the 1990's, six being in the original house. The country house's exterior is due to be repainted within the next 2 years.

The spacious sitting room features an open fireplace and a tall sash bay window that has a south-facing aspect providing a wealth of natural light and wonderful views. The kitchen is well equipped, with wooden fitted units to base and wall level, a breakfast bar, an integrated fridge/freezer, plus space for all the necessary appliances. The accommodation offers two double bedrooms with the principal bedroom benefitting from a dual aspect. The second bedroom is currently used as a dining room. The accommodation is completed by a bathroom with a separate bath and shower unit.

Outside

Cowley Place features stunning communal gardens and grounds, available exclusively for the private use of its residents. The grounds include well-maintained rolling parkland and woodland, with the River Creedy flowing along the boundary and merging with the Exe before it continues beyond Cowley Place to Exeter. There are pristine lawns running to the riverbank and paths meandering through the land, providing splendid walking routes, as well as various mature trees within the grounds, which extend to over 11 acres. The grounds also attract an abundance of wildlife. In addition, there are 550 yards of fishing rights on both the Exe and the Creedy. Further communal facilities include an indoor heated swimming pool, a wine cellar, a games room and a tennis court. There is an allocated parking space in the resident carpark, as well as a single garage for further parking or storage.



Location

The property is situated in the village of Cowley, just north of Exeter and on the edge of the beautiful Devon countryside. The village has a local pub and a large garden centre, while further amenities can be found in the nearby village of Newton St. Cyres, including a local shop, restaurants and a primary school. The property is well positioned with the national parks of Exmoor and Dartmoor within easy reach as well as the dramatic north and south Devon coastlines. Exeter is also easily accessible, with the city centre just two miles away providing an excellent choice of shops, leisure and cultural facilities. The city is boosted by the presence of the university and the medical school, while there are a number of excellent schools in the city. Exeter St. David's mainline station is just a mile and a half away, providing regular services to London, while the M5 is five and a half miles away. Exeter airport is just 7 miles away providing an ever-increasing number of flights to domestic and international destinations.

Distances

- Exeter St. David's station (London Paddington just under 2 hours) 1.7 miles
- Exeter 2 miles
- Crediton 5.3 miles
- M5 (Jct 29) 5.5 miles
- Exeter Airport 7 miles

Nearby Schools

- Thomas Hall School
- Exwick Heights Primary School
- Exeter Cathedral School
- St Wilfrid's School
- Exeter School
- The Maynard School
- Exeter College (Ofsted outstanding)



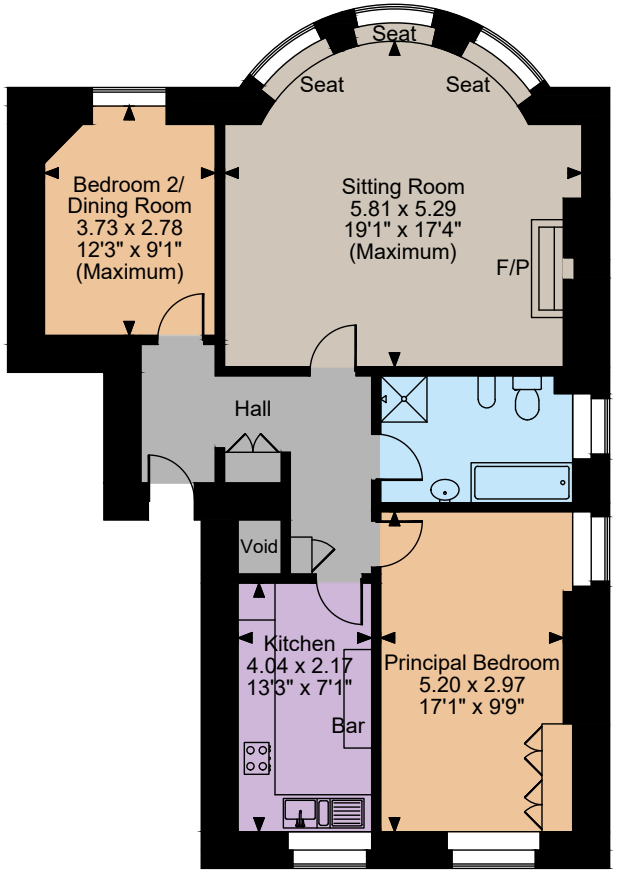


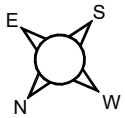












First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 871 sq ft (81 sq m)
For identification purposes only.

Directions

EX5 5DG

what3words: ///commander.status.fruity - brings you to the driveway

General

Local Authority: East Devon District Council

Services: Mains electricity, gas and water. Private drainage which is compliant with current regulations

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: Band F

EPC Rating: D

Service Charge: £1,100 per quarter

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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