THE CLUB HOUSE

UPTON PYNE, EXETER, DEVON



JACKSON-STOPS

THE CLUB HOUSE, UPTON PYNE, EXETER, DEVON, EX5 5JA

TOTAL APPROX. FLOOR AREA 1788 SQ FT / 166.1 SQ M

A beautifully positioned home, centrally located within the village with huge scope.



DISTANCES

EXETER – 3.5 MILES
CREDITON – 7 MILES
ST DAVIDS TRAIN STATION – 3.3 MILES

GROUND FLOOR

- Entrance hall
- Sitting room
- Dining room
- Kitchen
- Utility
- Shower room

FIRST FLOOR

- Four bedrooms

OUTSIDE

- Detached garage
- Front and rear garden
- Courtyard

LOCATION

The Club House is centrally located within the small village of Upton Pyne, between the valleys of the rivers Creedy and Exe. From its delightful position the house enjoys lovely views over the village and pretty church. Local amenities include the popular pubs in the neighbouring villages of Bramford Speke and Newton St Cyres where there are also primary schools. Surrounded by some of the county's most beautiful and unspoilt countryside, the village offers a peaceful rural lifestyle with the convenience of the city nearby.

The city of Exeter provides excellent shopping, cultural attractions, and rail links to London and beyond via Exeter St Davids mainline train station. Schooling in the area is of the highest standard, with Exeter school and The Maynard within the city and Blundells School in Tiverton.

THE PROPERTY

The Club House occupies a delightful position in the popular village of Upton Pyne, with the church providing an attractive backdrop. Requiring some modernisation, the property presents an exciting opportunity for its next owners. The accommodation extends to more than 1,788 sq ft and includes an entrance hall and two well-proportioned reception rooms, with a feature fireplace in the sitting room. The kitchen has a range of base and drawer units and enjoys lovely views over the garden. A shower room and useful utility room are located nearby.

Upstairs are four bedrooms, each with a pleasant outlook over the gardens and village.







OUTSIDE

The gardens and outside space are among The Club House's most notable features. A cobbled path leads from the village road to the front door, with gardens on either side. The garden wraps around the property, incorporating a terrace and seating area, with a courtyard to the rear. A detached garage provides useful storage or workshop space, with off-road parking in front.

DIRECTIONS (POSTCODE EX5 5JA)

From Exeter head out on the Crediton Road (A377), over the River Exe Bridge at Cowley. Turn right signposted Upton Pyne and continue into the village, passing the village hall on the right hand side. Shortly after, The Club House is found on the left hand side, turn into the church where the garage is located.









PROPERTY INFORMATION

Services: Mains water, electricity, gas and drainage

Tenure: Freehold

Local Authority: East Devon District Council

Council Tax: Band F

EPC rating: C

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: Strictly by appointment with Jackson-Stops Exeter office: 01392 214222

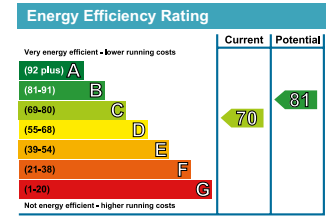






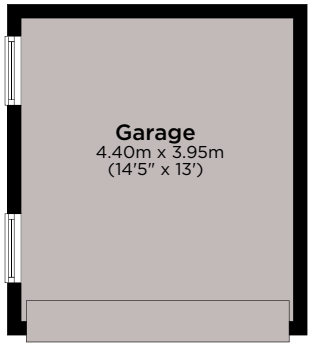
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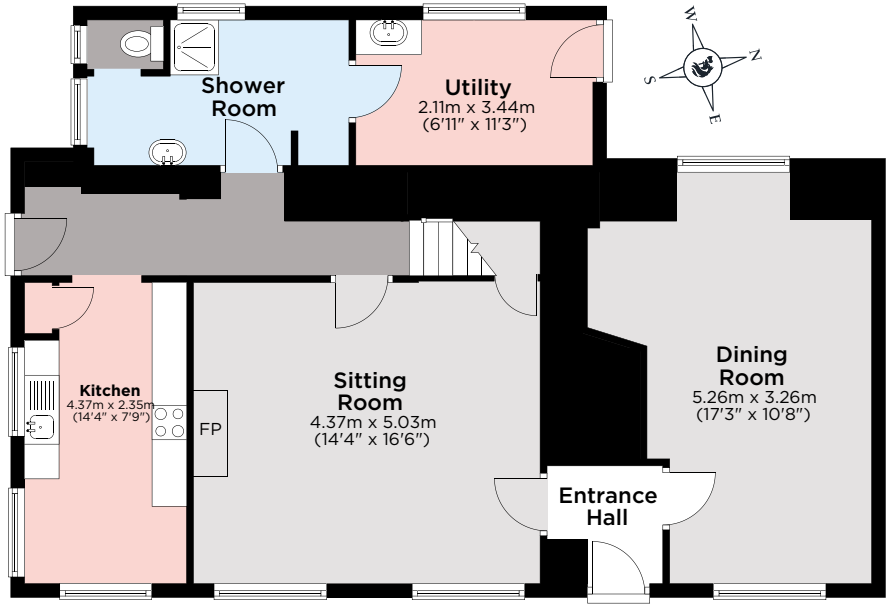
Garage

Approx. 17.4 sq. metres (187.1 sq. feet)



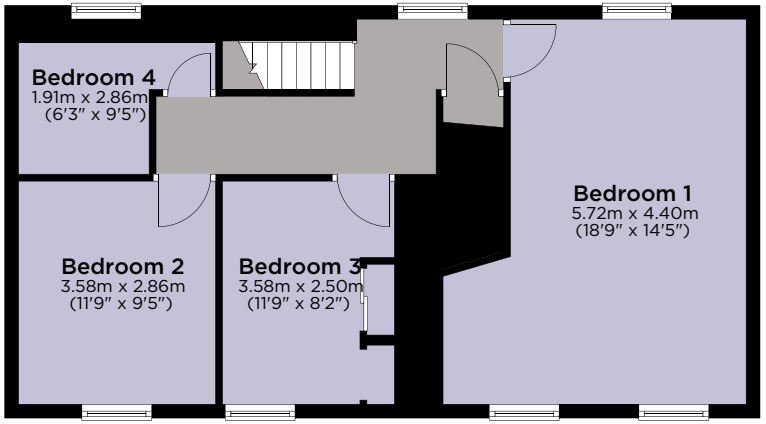
Ground Floor

Approx. 89.7 sq. metres (965.9 sq. feet)



First Floor

Approx. 59.0 sq. metres (635.0 sq. feet)



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

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